

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

**AGENDA ITEM #** \_\_\_\_\_

**Project #** \_\_\_\_\_

DATE SUBMITTED: <u>November 29, 2006</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>December 6, 2006</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 8201 Flagstone Drive/Lot 1 of Hawks Creek Plat

ALDERMANIC DISTRICT: Jed Sanborn #1

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Mike Fisher /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

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Middleton, Wisconsin 53562

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E-mail address: [rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

**TYPE OF PROJECT:**

(See Section A For:)

- Planned Unit Development (PUD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District\* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel, or Motel Building Exceeding 50,000 Sq.Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

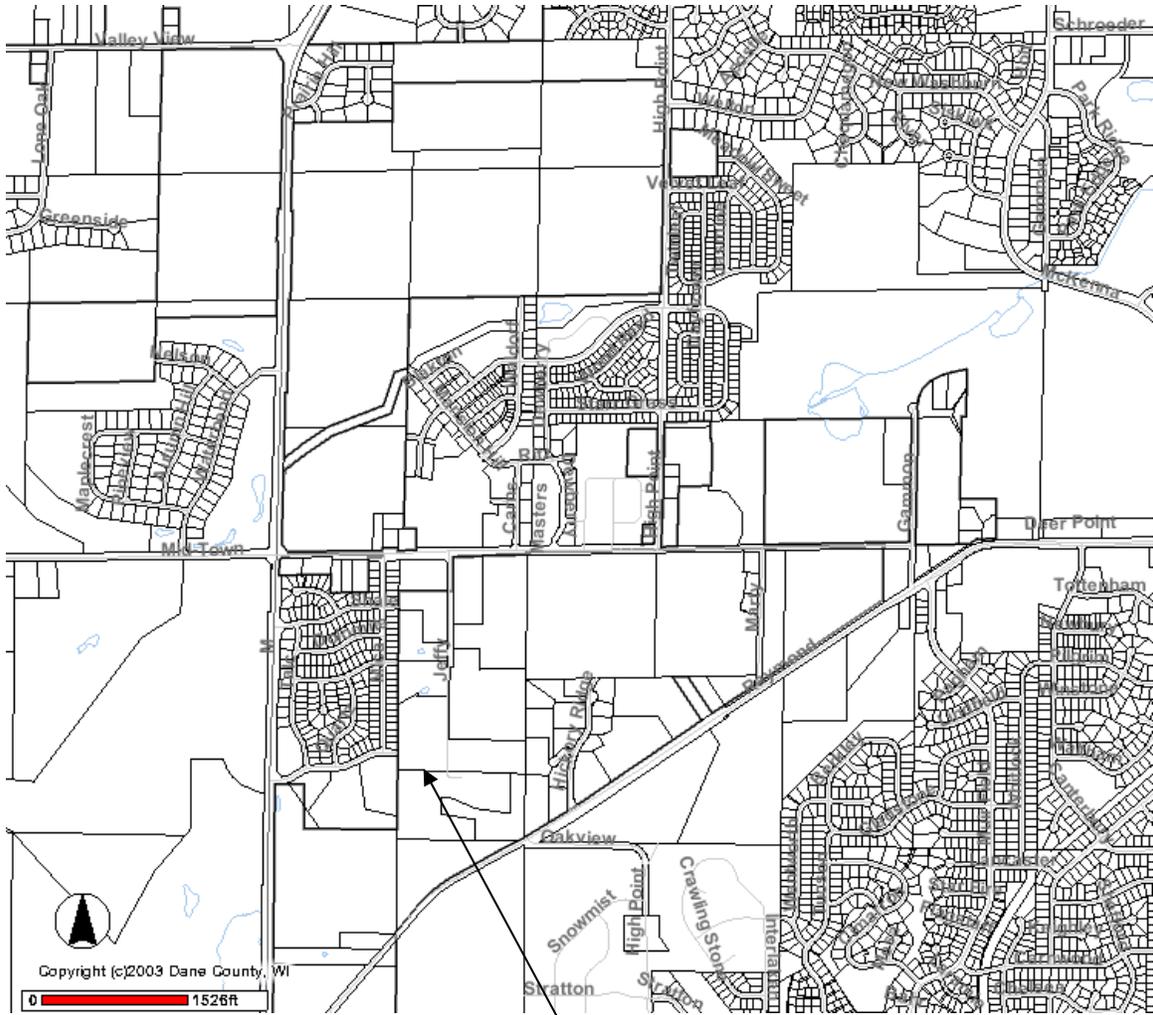
(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee Required)
- Other \_\_\_\_\_

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



# Site Locator Map

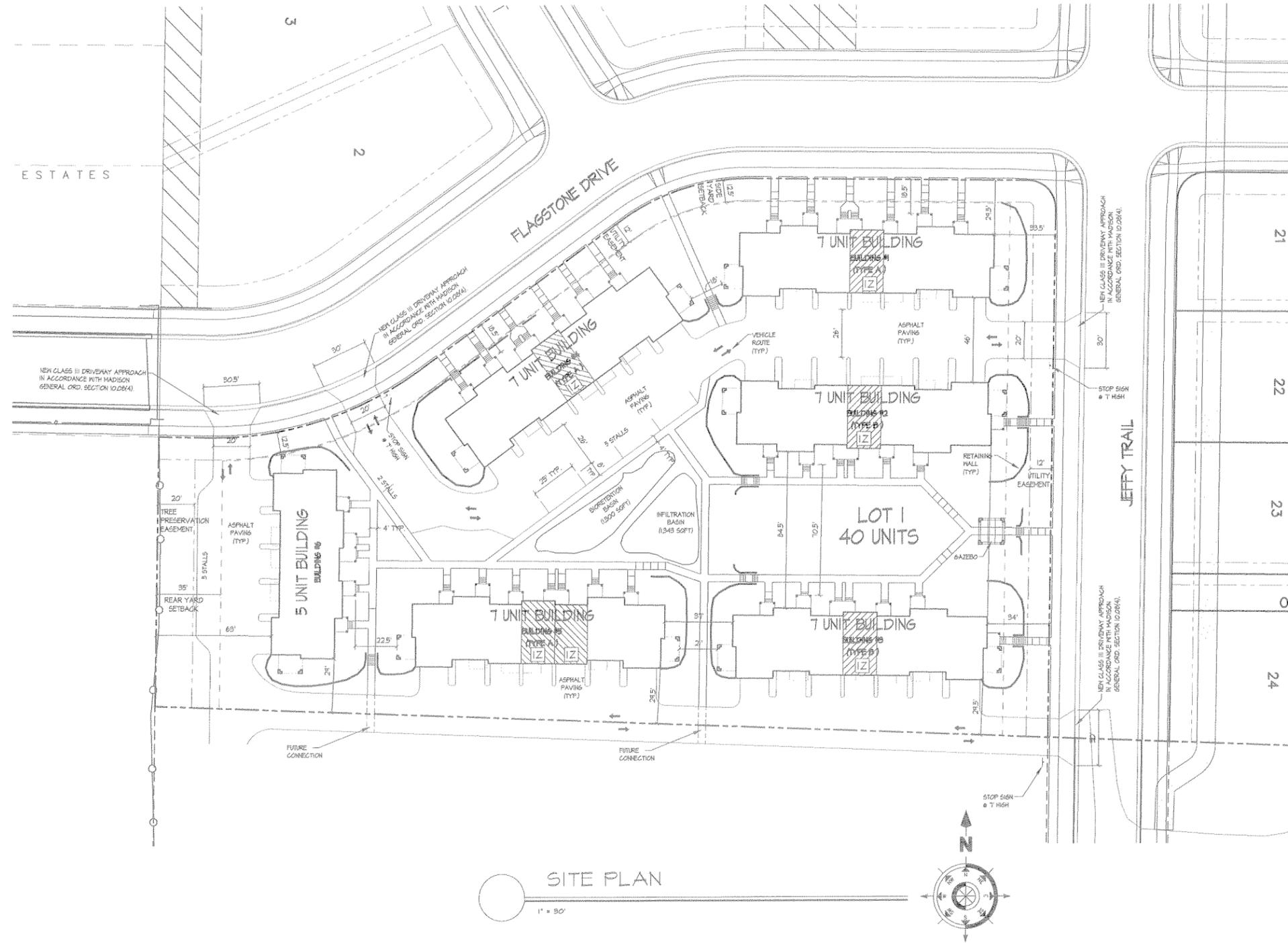
8201 Flagstone Drive/Lot 1 of Hawks Creek Plat

Consultant

Notes

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- C-1.1 SITE PLAN
- C-2.1 GRADING & UTILITY PLAN
- C-3.1 LIGHTING PLAN
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- A-1.2 7 UNIT FLOOR PLANS
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- A-1.4 5 UNIT FLOOR PLANS
- A-2.1 7 UNIT ELEVATIONS
- A-2.2 5 UNIT ELEVATIONS



LEGAL DESCRIPTION - LOT 1 of HAWKS CREEK

LOT AREA - 116,555 Sq.Ft. (2.67 ACRES)  
 DWELLING UNITS - 40 UNITS  
 LOT AREA / D.U. - 2,914 Sq.Ft. / D.U.  
 DENSITY - 14.9 Units/Acre

DWELLING UNIT MIX	
THREE BEDROOM	40

PARKING PROVIDED	
GARAGE -	80
SURFACE -	10
TOTAL PARKING -	90

PARKING / D.U. - 2.25 / D.U.

BIKE PARKING PROVIDED	
GARAGE -	40
SURFACE -	6
TOTAL PARKING -	46

BIKE PARKING / D.U. - 1.15 / D.U.

BUILDING COVERAGE -	20,307 Sq. Ft. (24.2 %) (INCL. STOOPS)
SIDEWALK COVERAGE -	6,418 Sq.Ft.
ASPHALT COVERAGE -	29,904 Sq.Ft.
TOTAL PAVEMENT -	36,322 Sq.Ft. (31.2 %)
OPEN SPACE -	51,926 Sq. Ft. (44.6 %)
USEABLE OPEN SPACE -	25,010 Sq. Ft.
USEABLE OPEN SPACE / D.U. -	625.3 Sq. Ft./D.U.

SITE LIGHTING

- A (1) ITEM MH-RMD MINI CUTOFF FLOODLIGHT, MCF247-M ON 15' POLE WITH 2" CONC. BASE

Revisions

- OCTOBER 3, 2006 - ISSUED
- OCTOBER 19, 2006 - IZ PRE-APPLICATION INTER DEPARTMENT SUBMITTAL
- OCTOBER 25, 2006 - PLAN COMMISSION SUBMITTAL
- OCTOBER 25, 2006 - INITIAL U.G.D. SUBMITTAL
- DEC. 13, 2006 - U.G.D. SUBMITTAL

Project Title  
Mill Creek Townhomes

Lot 1 of Hawks Creek Plat

Drawing Title  
Site Plan

Project No. 0520 Drawing No. C-1.1

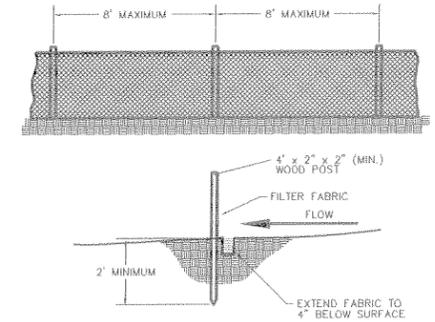
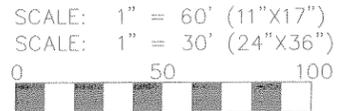
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TO OBTAIN LOCATION OF PARTICIPATING UNDERGROUND UTILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGSAFE HOTLINE**  
 1-800-242-0811  
 TOLL FREE  
 WIS. STATUTE 18.25(15) (1975)  
 REQUIRES YOU TO CALL BEFORE YOU EXCAVATE

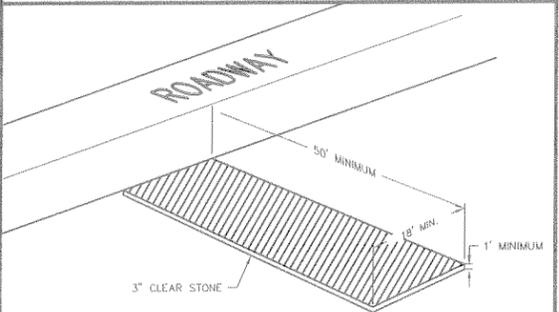


NOTES: ENGINEERED SOIL SHALL CONSIST OF 40% SILICA SAND, 20% TOPSOIL, AND 40% COMPOST.

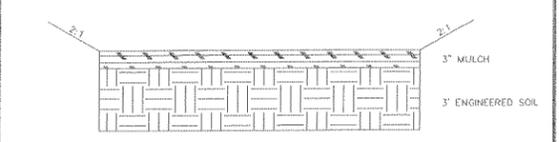
INFILTRATION BASIN SOIL STRUCTURE CROSS SECTION



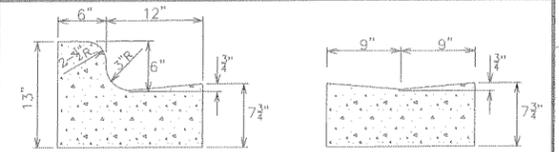
SILT FENCE CONSTRUCTION



STONE CONSTRUCTION ENTRANCE



BIORETENTION BASIN SOIL STRUCTURE CROSS SECTION

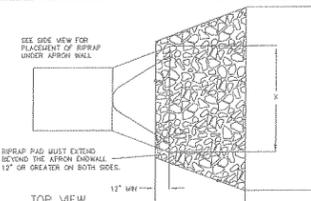


ACCEPTING CONCRETE CURB & GUTTER

VALLEY CONCRETE CURB & GUTTER

**GENERAL NOTES:**  
 LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.  
 EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK.  
 IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

CURB AND GUTTER



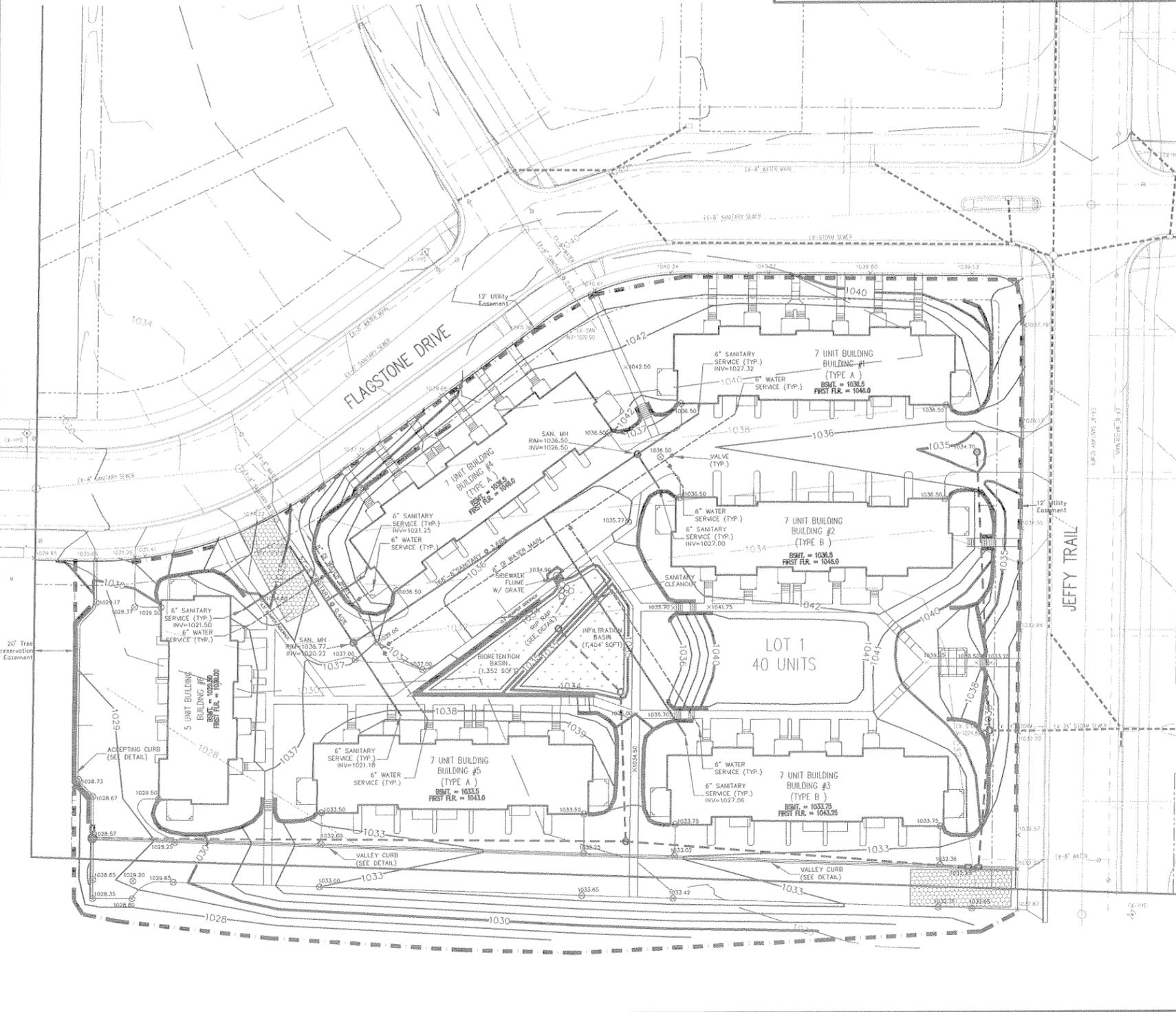
TOP VIEW  
 SIDE VIEW  
 RIP RAP

SIZE (IN)	1	2	APPROX. WEIGHT (TONS)
24	24	48	1.78
18	30	60	2.54
18	36	60	2.78
21	42	72	3.83
24	48	72	4.00
27	54	81	4.42
30	60	90	5.84
36	72	108	7.56
42	78	120	8.32
48	84	120	9.50
54	90	120	11.00
60	96	152	11.75
66	102	174	15.38
72	108	186	16.19

NOTES:  
 1) PILES 30" AND GREATER SHALL HAVE JOINT TIES PER STANDARD DETAIL DRAWINGS.  
 2) PILES 30" OR GREATER SHALL HAVE 50% OF THE RIPRAP PAD PLACED WITH A SLURRY GROUT MIX ON AN UNFINISHED SURFACE. SLURRY GROUT SHALL BE TYPE B SLURRY PER STANDARD SPECIFICATIONS.  
 3) TIE-IN INSTALLATIONS SHALL BE COVERED BY THE OUTSIDE DIMENSIONS OF A SINGLE PILE.

- LEGEND:**
- STORM SEWER
  - SILT FENCE
  - STONE CONSTRUCTION ENTRANCE
  - BIORETENTION/INFILTRATION BASIN
  - X1000.00 = PROPOSED SIDEWALK/GROUND GRADE
  - ⊗1000.00 = PROPOSED PAVEMENT GRADE
  - X1000.00 = EXISTING SPOT GRADE

**GENERAL NOTES:**  
 STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED UNTIL GRAVEL BASE COURSE IS INSTALLED.  
 SILT FENCE SHALL BE INSTALLED PRIOR TO COMMENCING GRADING OPERATIONS. SILT FENCE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT.  
 TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORK DAY OR AS DIRECTED BY THE CITY.  
 CONTRACTOR SHALL INSPECT AND REPAIR EROSION CONTROL MEASURES 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 AS NECESSARY 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.  
 CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES.  
 PRIVATE STORM SEWER SHALL BE ADS N-12.  
 PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151-CLASS 52).  
 PRIVATE SANITARY SEWER AND LATERALS SHALL BE PVC (ASTM D3034-SDR35).  
 PUBLIC SIDEWALK AT DRIVEWAY LOCATIONS SHALL BE 7" THICK.  
 CONTRACTOR SHALL HAVE THE BUILDING PLUMBER VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.  
 PUMPING OF WATER FROM FOUNDATION AREA DURING CONSTRUCTION SHALL NOT EXCEED A RATE OF 70 GALLONS PER MINUTE. SUMP PUMP SHALL BE PLACED ON A CLEAR STONE BEDDING AND A CLOTH/MESH SOCK SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEDIMENT LOSS.  
 DEVELOPER SHALL REPAIR/REPLACE ANY SIDEWALK, CURB, OR PAVEMENT DAMAGED DURING CONSTRUCTION OR AS DEEMED NECESSARY BY THE CITY ENGINEER.  
 EXISTING CONTOURS AND PUBLIC SIDEWALK GRADES FOR LOT 1 ARE PER HAWK'S CREEK PROPOSED PLANS AND HAVE NOT BEEN FIELD VERIFIED.  
 BIORETENTION BASIN AND INFILTRATION BASIN SHALL BE CONSTRUCTED AFTER PARKING LOT GRAVEL BASE COURSE INSTALLATION TO PREVENT THEM FROM CLOGGING WITH SEDIMENT.  
 ROOTSTOCK AND PLUGS SHALL BE USED TO ESTABLISH WATER TOLERANT VEGETATION IN BIORETENTION BASINS AS SPECIFIED IN THE PLANTING PLAN.  
 VEGETATION IN THE INFILTRATION BASIN SHALL BE ESTABLISHED WITH THE CITY OF MADISON RAIN GARDEN SEED MIX. APPLICATION RATES OF SEED AND MULCH SHALL BE PER CITY OF MADISON SPECIFICATIONS.  
 GRASS AREAS SHALL RECEIVE FERTILIZER, SEED, AND MULCH WITHIN 7 DAYS OF COMPLETION OF GRADING. SEED SHALL BE MIXTURE 40 IN ACCORDANCE WITH SECTION 630 OF DOT SPECIFICATIONS AND SHALL BE APPLIED AT A RATE OF 3 POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%, PHOSPHORIC ACID, NOT LESS THAN 8%, POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT A RATE OF 7 POUNDS PER 1,000 SQUARE FEET. MULCHING SHALL CONSIST OF STRAW AT A RATE OF 1.5 TONS PER ACRE.



Consultant

Notes

Revisions  
DEC. 13, 2006 - U.G.D. SUBMITTAL

Project Title  
Mill Creek Townhomes

Lot 1 of Hanks Creek  
Plat

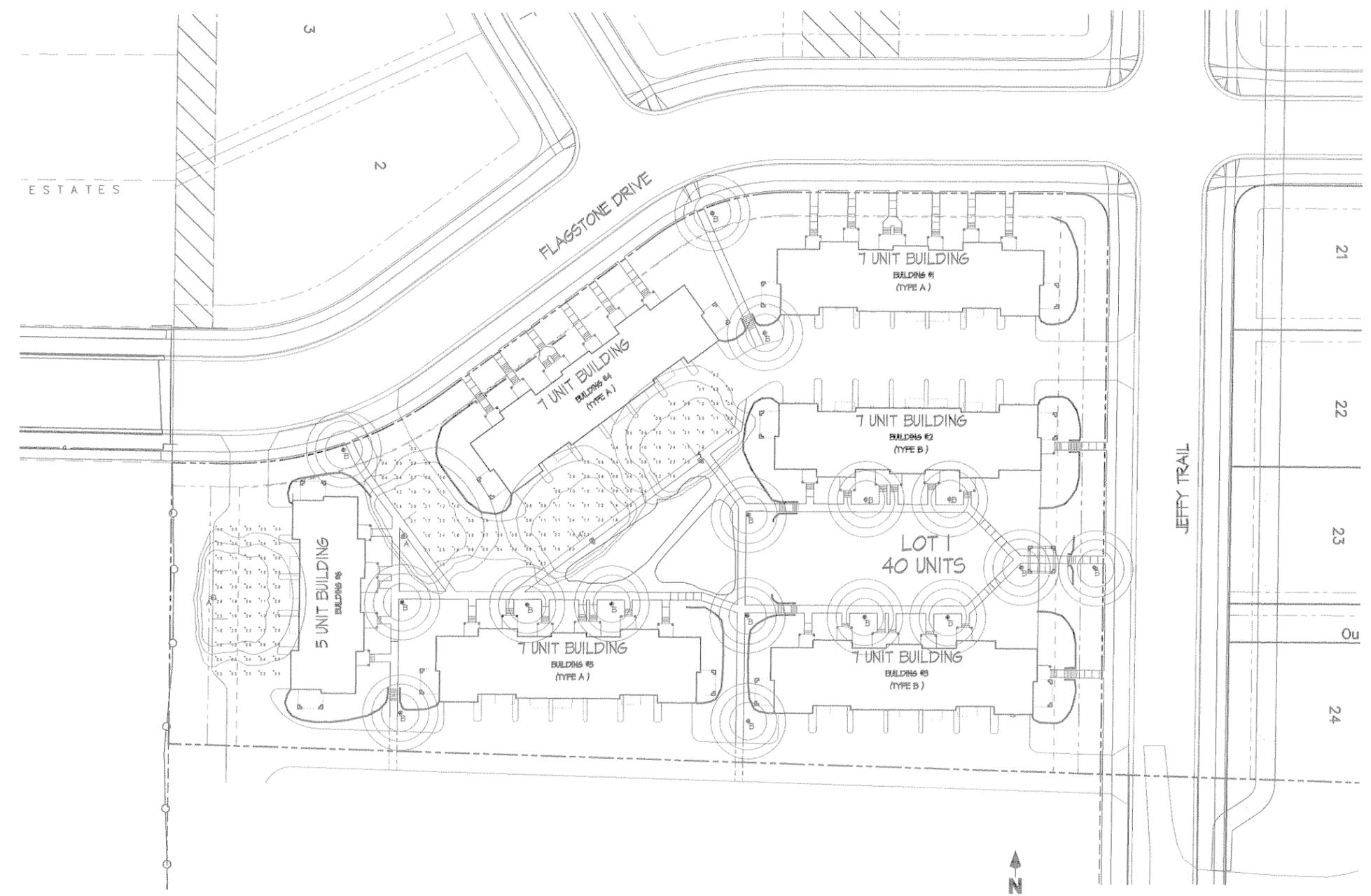
Drawing Title  
Lighting Plan

Project No. Drawing No.  
0520 C-3.1

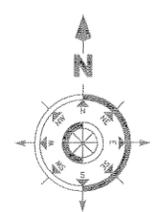
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LIGHTING STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
NORTH PARKING LOT	+	1.2 fc	2.4 fc	0.3 fc	8.0 f	3.9 f
WEST PARKING LOT	+	1.2 fc	2.6 fc	0.3 fc	8.7 f	4.0 f

LIGHTING SCHEDULE									
Symbol	Label	Manufacturer	Catalog Number	Description	Lamp	File	Lumens	LLF	Mounting
+	A	ANTIQUE STREET LAMPS	EM11 100M MED GCSG SR4SC	EURONIQUE ARCHITECTURAL LUMINAIRE WITH SR4SC REFLECTOR, CLEAR BAG GLASS LENS	ONE 100 WATT CLEAR ED17 METAL HALIDE HORIZONTAL POS	L110243M ies	8100	1.00	16' POLE, 4" DIA ALUM POLE (EPAX 16 84 3-3/8ST11) WITH ARM (E4J47) ON 1" TALL 1-3/4" DIA CONCRETE BASE
o	B	ANTIQUE STREET LAMPS	AT20 K 50M MED ACT LBR5 120	ACORN LUMINAIRE WITH TYPE 5 GLASS REFLECTOR	CLEAR 50 WATT METAL HALIDE, VERTICAL BASE DOWN POSITION	as1011 ies	3060	1.00	8' ALUM. POLE (PX 89 6 F4) ON FLUSH CONCRETE BASE



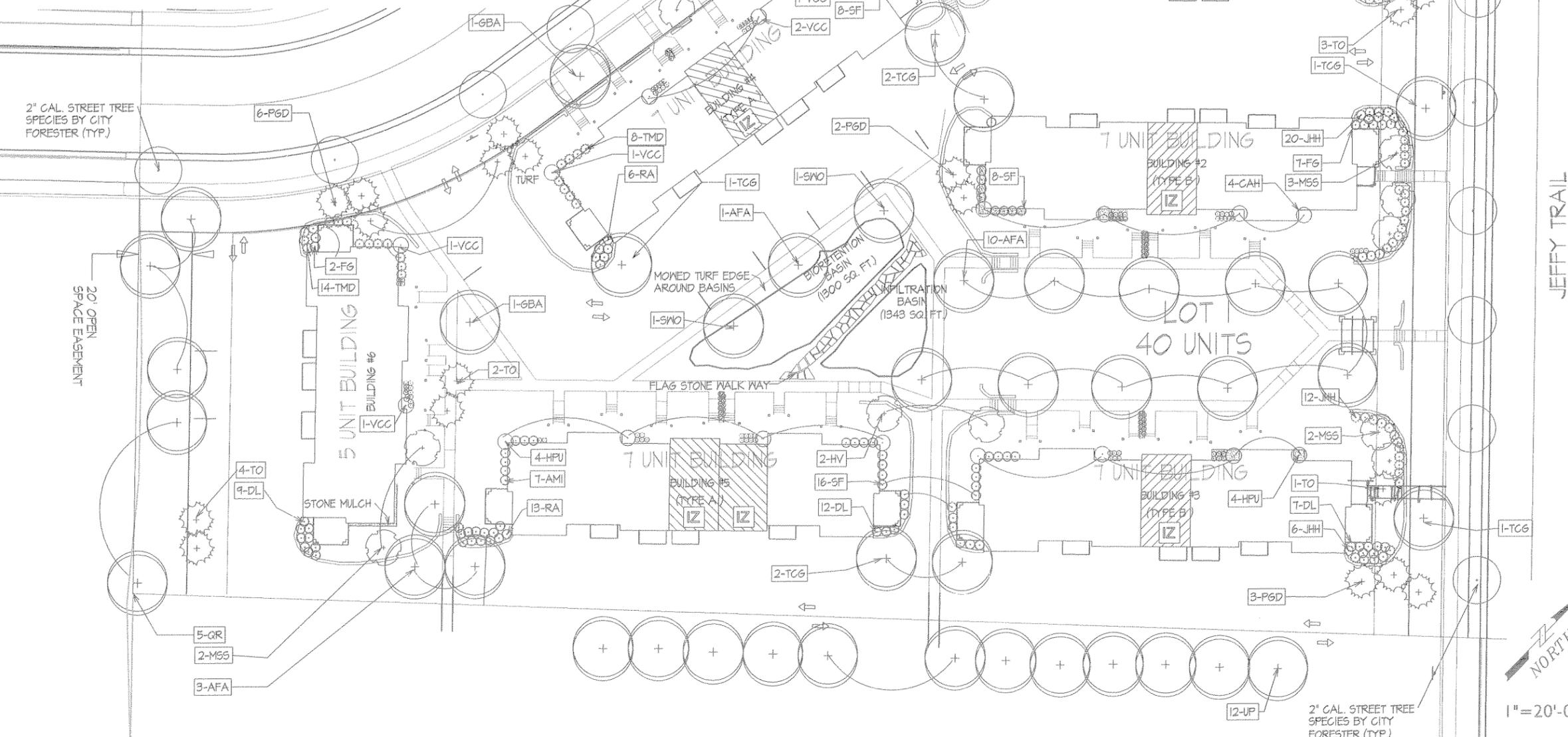
LIGHTING PLAN  
1" = 20'



KEY	SCIENTIFIC NAME	COMMON NAME	SIZE AT PLANTING	ROOT COND.	QUANTITY	SIZE AT MATURITY	COMMENTS
ALL							
DECIDUOUS TREES							
AFA	<i>Acer x freemanii</i>	Autumn Blaze Freeman Maple	2 1/2" Cal	BB	15	50' ht x 40' s	
GBA	<i>Ginkgo biloba</i>	Autumn Gold Ginkgo	2 1/2" Cal	BB	2	30-35' ht x 30-35' s	
QR	<i>Quercus robur</i>	Heritage English Oak	2" Cal	BB	8	50' ht x 40' s	
SWO	<i>Swingla</i>	Swingla	2" Cal	BB	2	45' ht x 45' s	
VCC	<i>Viburnum coccineum</i>	Strawberry Lillieleaf Linden	2" Cal	BB	6	50' ht x 35' s	
UP	<i>Thuja occidentalis</i>	Pioneer Elm	2" Cal	BB	12	60' ht x 45' s	
EVERGREEN TREES							
PGD	<i>Picea canadensis</i>	Black Hills Spruce	5" Ht	BB	11	20-30' ht x 10-15' s	
TO	<i>Thuja occidentalis</i>	Hetz Wintergreen Arborvitae	4" Ht	BB	10	15-20' ht x 10-15' s	
ORNAMENTAL TREES							
ACC	<i>Amelanchier x grandiflora</i>	Core Seneciobery	1 3/4" Cal	BB	3	15-20' ht x 10-15' s	
MSS	<i>Malus Spring Snow</i>	Spring Snow Flowering Crabapple	1 1/2" Cal	BB	12	20-25' ht x 15-22' s	
PCR	<i>Prunus cerasifera</i>	Redspire Pear	1 1/2" Cal	BB	6	32' ht x 25' s	
EVERGREEN SHRUBS							
J-H	<i>Juniperus horizontalis</i>	Hughes Juniper	24" Spr	CONT	72	15' ht x 6-8' s	5 Gal. Min. Space 8' O.C.
TMD	<i>Taxus media</i>	Ursini Yew	24" Spr	CG/BB	18	3-6' ht. x 3-6' s	3 Gal. Min. Space 4 1/2' O.C.
DECIDUOUS SHRUBS							
AMI	<i>Amelanchier x grandiflora</i>	Inquis Beauty Black Chokeberry	12" Ht	CG	7	2-3' ht x 3-5' s	2 Gal. Min. Space 4' O.C.
CAH	<i>Clethra alnifolia</i>	Hummingbird Summersweet Clethra	18" Ht	CG	4	5' ht x 4' s	
DL	<i>Diervilla lonicera</i>	Dwarf Bush honeysuckle	18" Ht	CG	28	3-4' ht x 3-4' s	2 Gal. Min. Space 3 - 3 1/2' O.C.
FG	<i>Fothergilla argentea</i>	Beaver Creek Fothergilla	12" Ht	CONT	18	2-3' ht x 3-4' s	2 Gal. Min. Space 3' O.C.
HV	<i>Hamamelis virginica</i>	Common Witchhazel	4" Ht	CG/BB	2		
HPU	<i>Hydrangea paniculata</i>	Linque Hydrangea	4" Ht	CG/BB	11	8-10' ht x 8-10' s	5 Gal. Min. Space 8' O.C.
RAG	<i>Rhus aromatica</i>	Gro-low Sumac	18" Ht	CG	25	2 1/2-3' ht x 6-8' s	3 Gal. Min. Space 3 1/2' O.C.
SF	<i>Spiraea filischiana</i>	Fitch Korean Spiraea	12" Ht	CONT	41	2-3' ht x 4-5' s	2 Gal. Min. Space 4-4 1/2' O.C.
VCC	<i>Viburnum coccineum</i>	Compact Koreanspice Viburnum	24" Ht	CG/BB	6	4-5' ht x 5-6' s	3 Gal. Min. Space 4' O.C.
GROUNDCOVERS GRASSES							
WIVES AND PERENNIALS							
em	<i>Alchemilla mollis</i>	Thriller Lady's Mantle	4 1/2"	CONT		18" ht. Yellow. Jn-Ag	Space 24" O.C.
ea	<i>Cornifolium anthracinum</i>	New Jersey Tea	4 1/2"	CONT		12" ht. Jn-Ag	Space 2 1/2' O.C.
cg	<i>Cornifolium anthracinum</i>	Golden Chain Coreopsis	4 1/2"	CONT		18" ht. Yellow. Jn-Ag	Space 15" O.C.
epk	<i>Echinacea purpurea</i>	Kim's Knee High Purple Coneflower	4 1/2"	CONT		18" ht. Pink/Copper. Jn-Ag	Space 2' O.C.
gp	<i>Geranium x brookside</i>	Brookside Geranium	4 1/2"	CONT		12-18" ht. Clear blue. Jn-Ag	Space 2' O.C.
hpm	<i>Hemodorum pulchellum</i>	Pardon Me Gayly	4 1/2"	CONT		20" ht. Red. Jn-Ag	Space 18" O.C.
hst	<i>Hosta x Royal Standard</i>	Royal Standard Hosta	4 1/2"	CONT		26" ht. Grn. Lvs. Jy. SH. Pt. sut	Space 4' O.C.
hap	<i>Hydrangea anomala</i>	Climbing Hydrangea	1 Gal	CONT		24" ht. White. Jn-Jy	Space 15-18" O.C.
la	<i>Liatris aspera</i>	Button Blazingstar	4 1/2"	CONT		24-36" ht. Purple. Ag-Sp	Space 15-18" O.C.
plu	<i>Platanus orientalis</i>	Shenandoah Switch Grass	1 Gal	CONT		3' ht. Red. Jn-Ag	Space 2 1/2' O.C.
esd	<i>Salvia superba</i>	Dwarf Blue Queen Salvia	4 1/2"	CONT		12" ht. Violet blue. Jn-Ag	Space 15" O.C.
ssa	<i>Sedum spectabile</i>	Autumn Joy Stonecrop	4 1/2"	CONT		18" ht. Rose red. Ag-Sp	Space 18" O.C.
sh	<i>Sporobolus heteroglossus</i>	Prairie Dropseed	1 Qt	CONT		24-30" ht. Ag-Oct Seedheads.	Space 24" O.C.
job	<i>Veronica Slayey</i>	Bowles Periwinkle	3"	CONT		24" ht. Navy blue. Jn-Sp	Space 15-18" O.C.
vrb	<i>Viola minor</i>	Bowles Periwinkle	3"	CONT		4" ht. Blue. Ap-May	Space 15" O.C.
vcp	<i>Viola comuta</i>	Purple Showers Violet	4 1/2"	CONT		8-12" ht. Purple. Jn-Ag	Space 15" O.C.

SPECIES TO BE PLANTED IN A RANDOM PATTERN 1 FT. O.C.  
 REPRESENTATIVE PLANT LIST  
 botanical name common name

botanical name	common name	size	root cond.	Percent of total	Plant Total	
<i>Asclepias incarnata</i>	Swamp Milkweed	plug	Cont.	3%	80	
<i>Aster novae-angliae</i>	New England Aster	plug	Cont.	6%	158	
<i>Alopecurus pratensis</i>	Water Plantain	plug	Cont.	3%	80	
<i>Baptisia australis</i>	Blue Wild Indigo	plug	Cont.	1%	26	
<i>Carex hystrix</i>	Poocypine Sedge	plug	Cont.	16%	422	
<i>Carex vulpinoidea</i>	Fox Sedge	plug	Cont.	31%	819	
<i>Iris virginica-sibirica</i>	Wild Blue Flag Iris	plug	Cont.	3%	80	
<i>Juncus tenuis</i>	Tukey's Rush	plug	Cont.	5%	132	
<i>Liatris pycnostachya</i>	Prairie Blazingstar	plug	Cont.	4%	106	
<i>Parthenium integrifolium</i>	Wild Quince	plug	Cont.	2%	53	
<i>Positonia elliptica</i>	Snowy Penstemon	plug	Cont.	2%	53	
<i>Ranunculus panicula</i>	Yellow Cowslower	plug	Cont.	4%	106	
<i>Rudbeckia subtomentosa</i>	Sweet Black-eyed Susan	plug	Cont.	3%	80	
<i>Scopus anovarus</i>	Green Bulrush	plug	Cont.	6%	158	
<i>Scopus volutus</i>	Sub-stommed Bulrush	plug	Cont.	4%	106	
<i>Solidago odora</i>	Riddell's Goldenrod	plug	Cont.	2%	53	
<i>Sparganium eurycarpum</i>	Common Burweed	plug	Cont.	2%	53	
<i>Veronica fasciculata</i>	Burweed	plug	Cont.	3%	80	
TOTAL					100%	2645



**KNOTHE & BRUCE ARCHITECTS**  
 7901 University Avenue Suite 201  
 Milwaukee, Wisconsin 53222  
 608-239-3690 Fax 608-239-3434

Consultant  
 Notes

**SITE DEVELOPMENT DATA:**  
 DENSITIES:  
 Lot Area 118,555 S.F.  
 or 2,6757 acres  
 Dwelling Units 40 units  
 Lot Area / D.U. 2,914 S.F./unit  
 Density 14.9 units/acre  
 Open Space 23,000 S.F.  
 Open Space/DU 575 S.F.

**DWELLING UNIT MIX:**  
 3 bedrooms/40

**VEHICLE PARKING STALLS:**  
 Surface 10  
 Garage 80  
 Total 90  
 Ratio 2.25 stalls/unit

**BICYCLE PARKING STALLS:**  
 Surface 6  
 Garage 40  
 Total 46

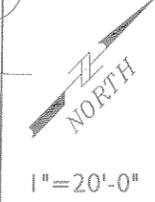
Revisions  
 Issued - Oct. 3, 2006  
 IZ Pre-App Inter Dept. Submittal- 10/19/06  
 UDC Submittal- 11/01/06  
 UDC Submittal- 12/19/06

Project Title  
 Mill Creek Townhomes

Drawing Title  
 Landscape Plan

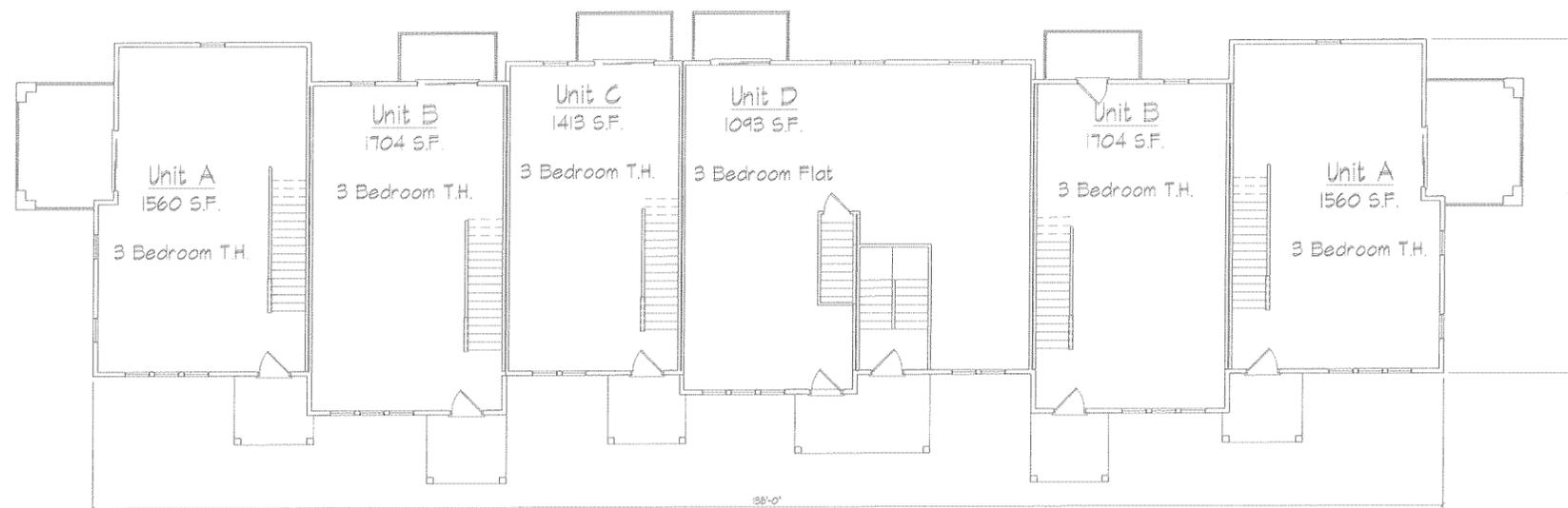
Project No. 0520  
 Drawing No. L-1

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Consultant

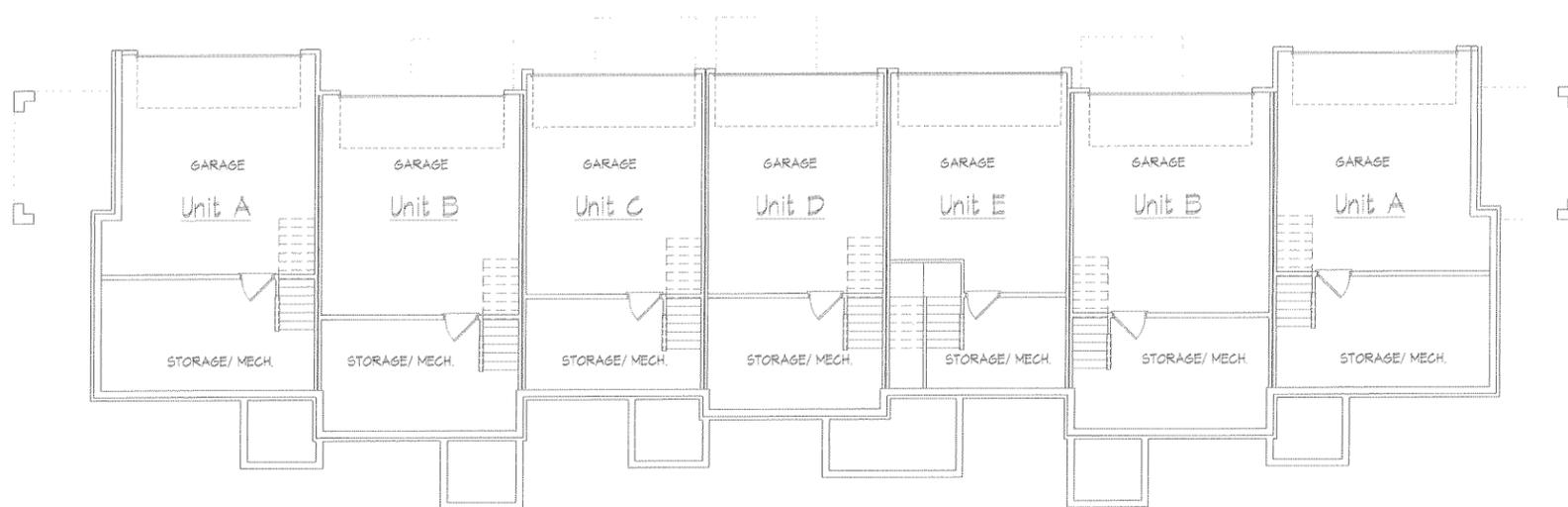
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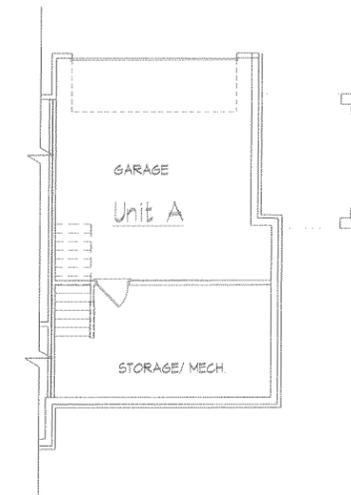
○ FIRST FLOOR PLAN  
1/8" = 1'-0" 7 UNIT TYPE "A"



○ PARTIAL FIRST FLOOR  
1/8" = 1'-0" 7 UNIT TYPE "B"



○ BASEMENT FLOOR PLAN  
1/8" = 1'-0" 7 UNIT TYPE "A"



○ PARTIAL BASEMENT FLOOR  
1/8" = 1'-0" 7 UNIT TYPE "B"

Revisions  
12 Pre-opp. Inter. Dept. Submittal - October 14, 2006  
Plan Commission Submittal - October 25, 2006  
Initial LDC Submittal - October 25, 2006  
LDC Submittal - Dec. 13, 2006

Project Title  
Mill Creek Townhomes

Lot 1 of Hawks Creek  
Flat

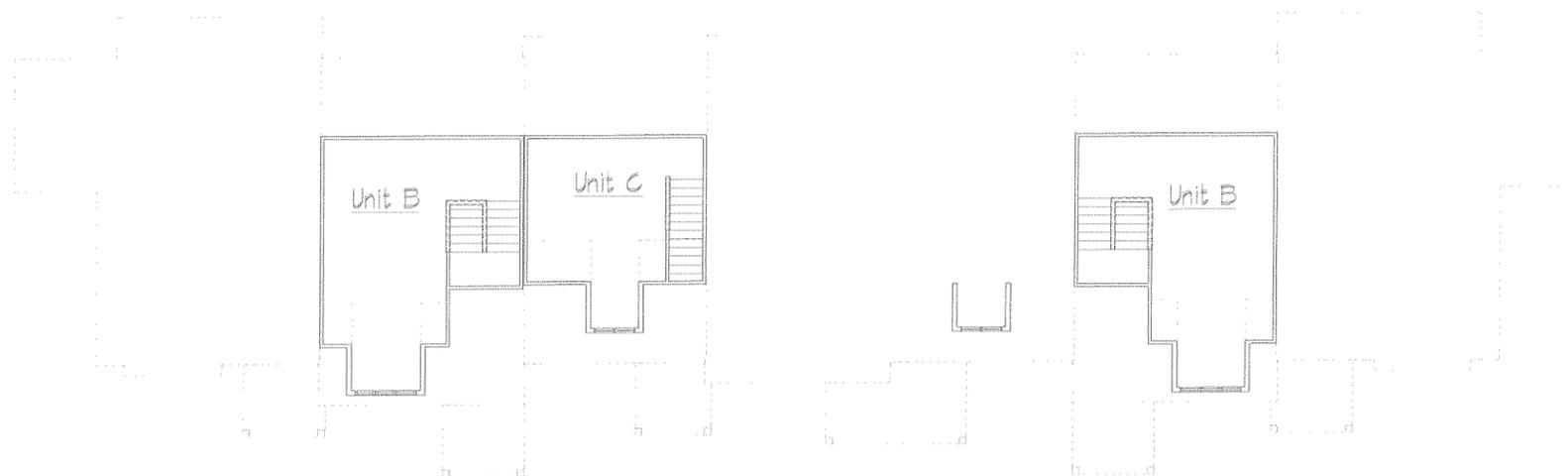
Drawing Title  
Basement/ 1st Fl. Plans  
7 Unit Building

Project No. Drawing No.

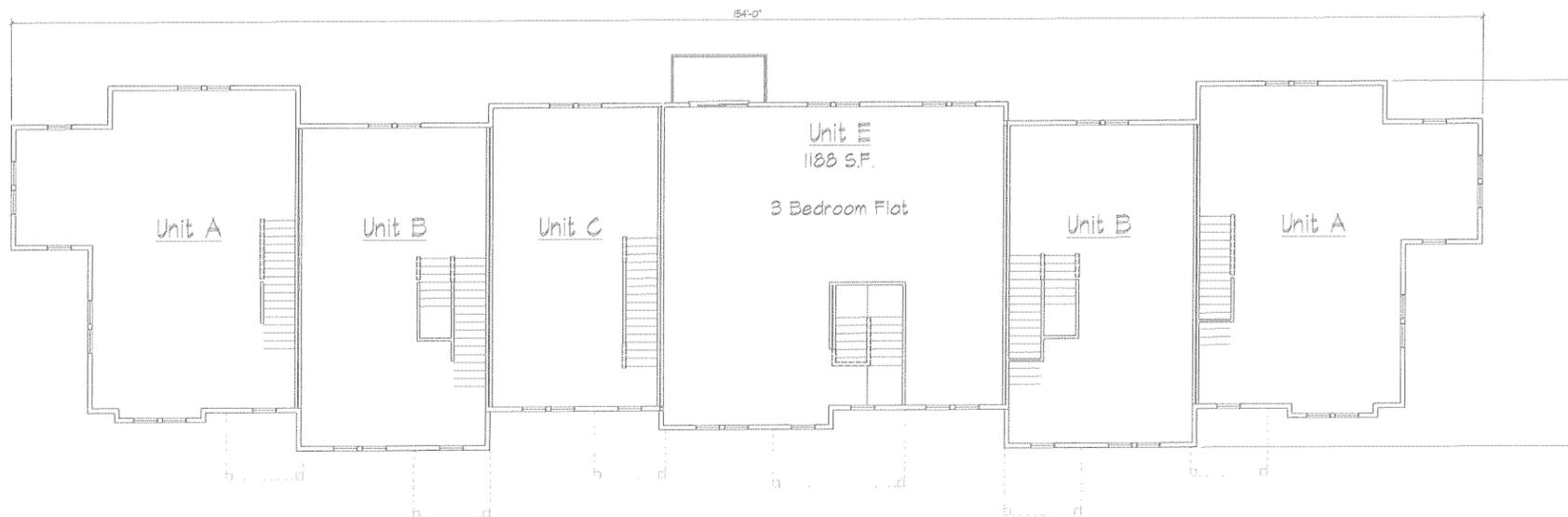
0520

A-1.1

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LOFT FLOOR PLAN 704 SF  
1/8" = 1'-0" 7 UNIT TYPE "A" AND "B"



SECOND FLOOR PLAN 4835 SF  
1/8" = 1'-0" 7 UNIT TYPE "A" AND "B"

Revisions  
12 Pre-opp. Inter Dept. Submittal - October 19, 2006  
Plan Commission Submittal - October 25, 2006  
Initial LDC Submittal - October 25, 2006  
LDC Submittal - Dec. 18, 2006

Project Title  
Mill Creek Townhomes

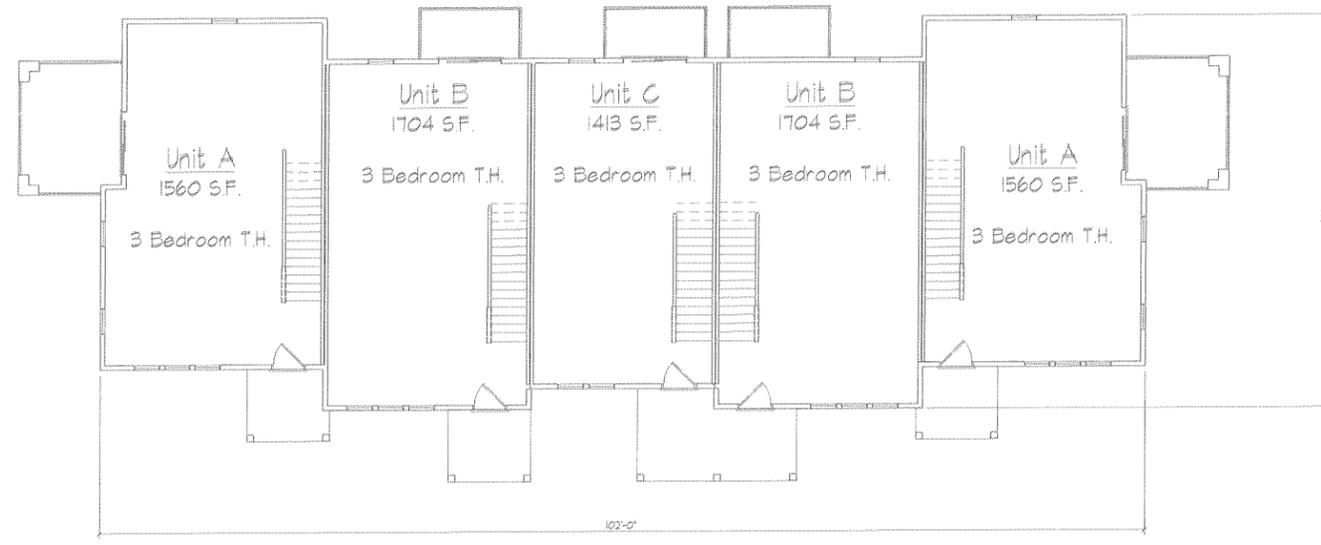
Lot 1 of Hanks Creek  
Flat

Drawing Title  
Second/Loft Fl. Plans  
7 Unit Building

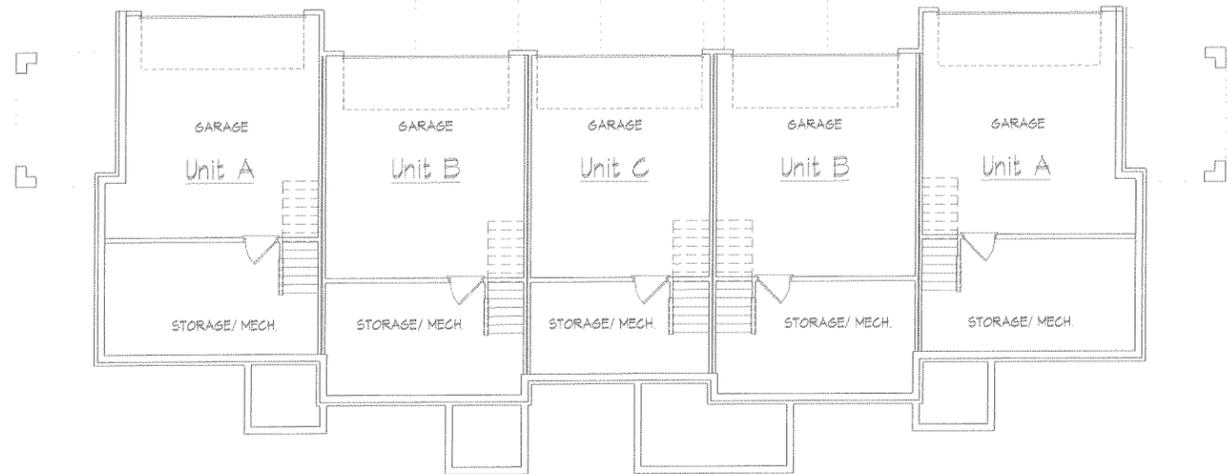
Project No. Drawing No.  
0520 A-1.2

Consultant

Notes



**FIRST FLOOR PLAN** 3371 SF  
1/8" = 1'-0" 5 UNIT



**BASEMENT FLOOR PLAN**  
1/8" = 1'-0" 5 UNIT

**Revisions**  
12 Pre-app Inter. Dept. Submittal - October 19, 2006  
Plan Commission Submittal - October 25, 2006  
Initial UDC Submittal - October 25, 2006

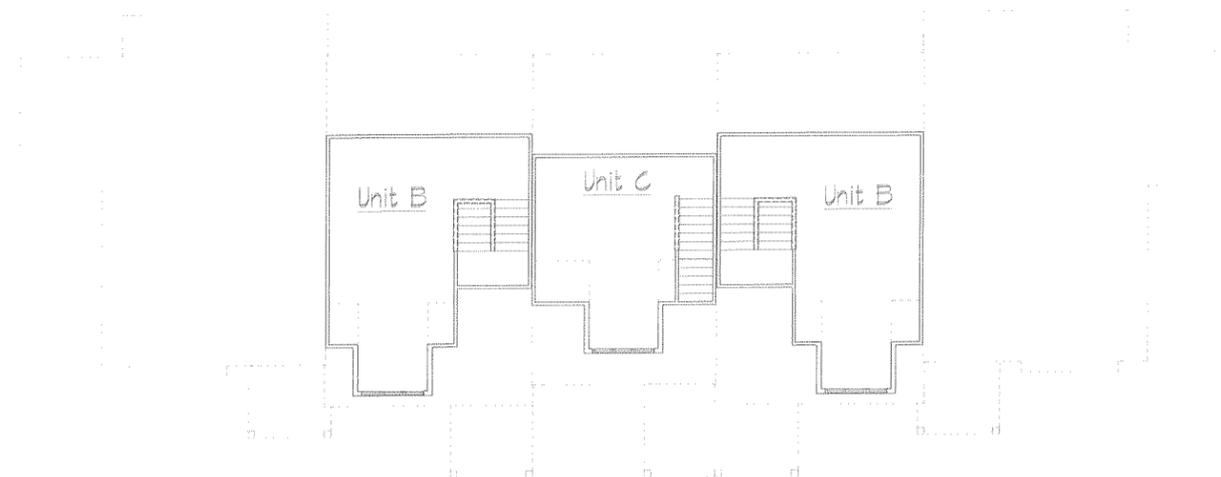
**Project Title**  
Mill Creek Townhomes

Lot 1 of Hawks Creek  
Flat

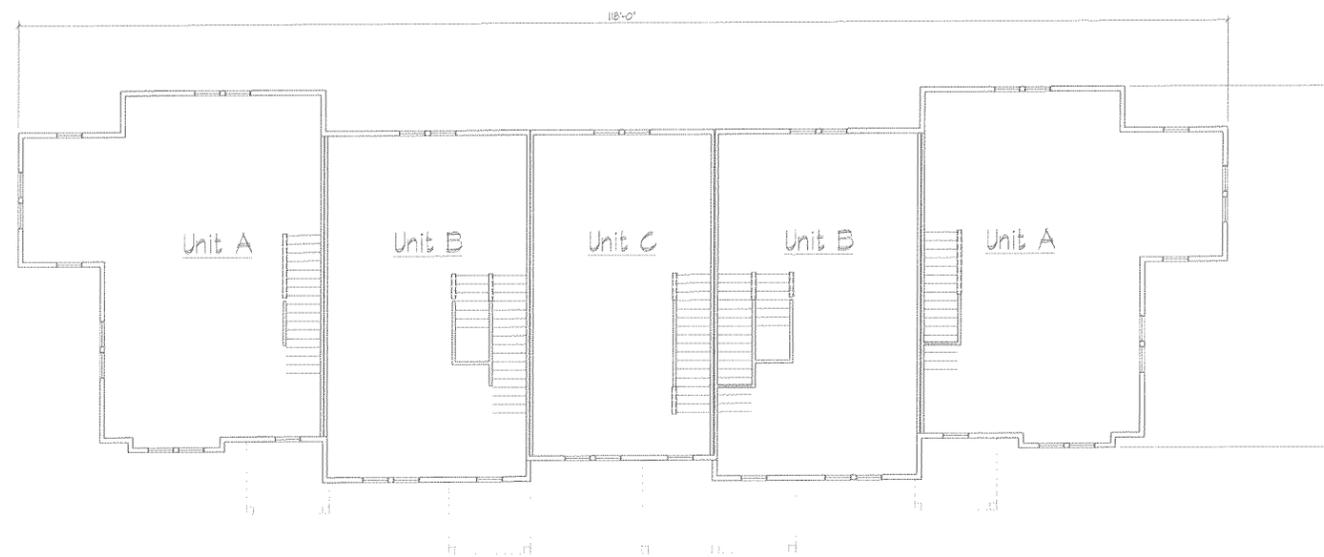
**Drawing Title**  
Basement/ 1st Fl. Plans  
5 Unit Building

**Project No.** 0520 **Drawing No.** A-1.3

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○ LOFT FLOOR PLAN  
1/8" = 1'-0" 5 UNIT



○ SECOND FLOOR PLAN  
1/8" = 1'-0" 5 UNIT

**Revisions**  
12 Pre-app Inter Dept. Submittal - October 19, 2006  
Plan Commission Submittal - October 25, 2006  
Initial UDC Submittal - October 25, 2006  
UDC Submittal - Dec. 13, 2006

**Project Title**  
Mill Creek Townhomes

Lot 1 of Hawks Creek  
Flat

**Drawing Title**  
Second/ Loft Fl. Plans  
5 Unit Building

**Project No.** 0520 **Drawing No.** A-1.4

Consultant

Notes

TYPICAL MATERIALS:

- ASPHALT SHINGLES
- 1x8 HARDI-PLANK FASCIA
- 5/4x10 HARDI-PLANK RAKE TRIM
- 1/4" OVER 5/4x10 HARDI-PLANK FRIEZE BOARD
- HARDI-PLANK SIDING
- 5/4x6 CORNER TRIM
- HARDI-PLANK SIDING
- VINYL WINDOW
- HARDI-PLANK WINDOW TRIM
- SCREEN PORCH
- PREFABRICATED ALUMINUM RAILING
- MASONRY VENEER



REAR ELEVATION  
 1/8" = 1'-0" 7 UNIT TYPE "A" AND "B"



PARTIAL FRONT ELEVATION  
 1/8" = 1'-0" 7 UNIT TYPE "B"



FRONT ELEVATION  
 1/8" = 1'-0" 7 UNIT TYPE "A"



SIDE ELEVATION  
 1/8" = 1'-0" 7 UNIT TYPE "B"



SIDE ELEVATION  
 1/8" = 1'-0" 7 UNIT TYPE "A"

Revisions

- 12 Pre-app. Inter. Dept. Submittal - October 19, 2006
- Plan Commission Submittal - October 25, 2006
- Initial UDC Submittal - October 25, 2006
- UDC Submittal - Dec. 13, 2006

Project Title

Mill Creek Townhomes

Lot 1 of Hawks Creek Plat

Drawing Title

Elevations  
 7 Unit Building

Project No.

0520

Drawing No.

A-2.1

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Notes



○ SIDE ELEVATION  
1/8" = 1'-0" 5 UNIT

TYPICAL MATERIALS:

- ASPHALT SHINGLES
- 1x6 HARDI-PLANK FASCIA
- 5/4x10 HARDI-PLANK RAKE TRIM
- 1x4 OVER 5/4x10 HARDI-PLANK FRIEZE BOARD
- HARDI-PLANK SIDING
- 5/4x6 CORNER TRIM
- HARDI-PLANK SIDING
- VINYL WINDOW
- HARDI-PLANK WINDOW TRIM
- SCREEN PORCH
- PREFABRICATED ALUMINUM RAILING
- MASONRY VENEER



○ REAR ELEVATION  
1/8" = 1'-0" 5 UNIT



○ FRONT ELEVATION  
1/8" = 1'-0" 5 UNIT

Revisions  
12 Pre-opp. Inter. Dept. Submittal - October 19, 2006  
Plan Commission Submittal - October 25, 2006  
Initial UDC Submittal - October 25, 2006  
UDC Submittal - Dec. 13, 2006

Project Title  
Mill Creek Townhomes

Lot 1 of Hanks Creek Plat

Drawing Title  
Elevations  
5 Unit Building

Project No. Drawing No.

0520

A-2.2

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