

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

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: <u>November 30, 2011</u>	Action Requested
UDC MEETING DATE: <u>December 7, 2011</u>	<input checked="" type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 1323 West Dayton St.

ALDERMANIC DISTRICT: Scott Resnick- District #8

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Stoddard Arms, LLP- Jim Stoppie

Knothe & Bruce Architects, LLC

1202 Regent Street

7601 University Avenue, Suite 201

Madison, WI 53715

Middleton, Wisconsin 53562

CONTACT PERSON: J. Randy Bruce/Knothe & Bruce Architects, LLC

Address: 7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: rbruce@knothebruce.com

TYPE OF PROJECT:

(See Section A For:)

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

(See Section B for:)

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

(See Section C for:)

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

(See Section D for:)

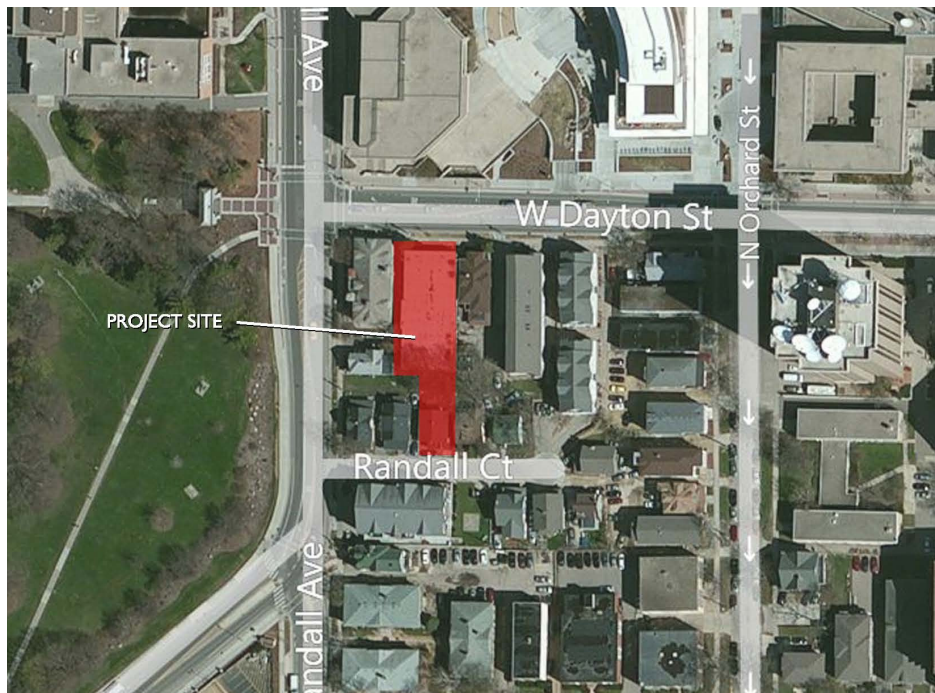
- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee Required)
- Other _____

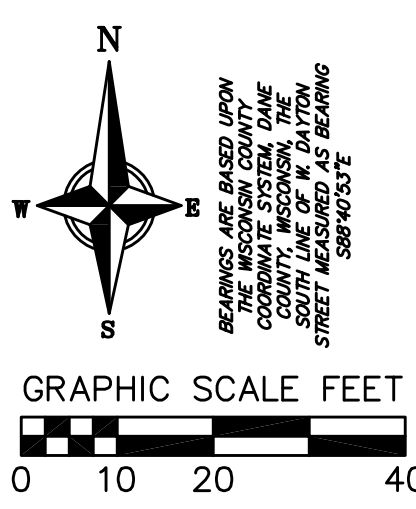
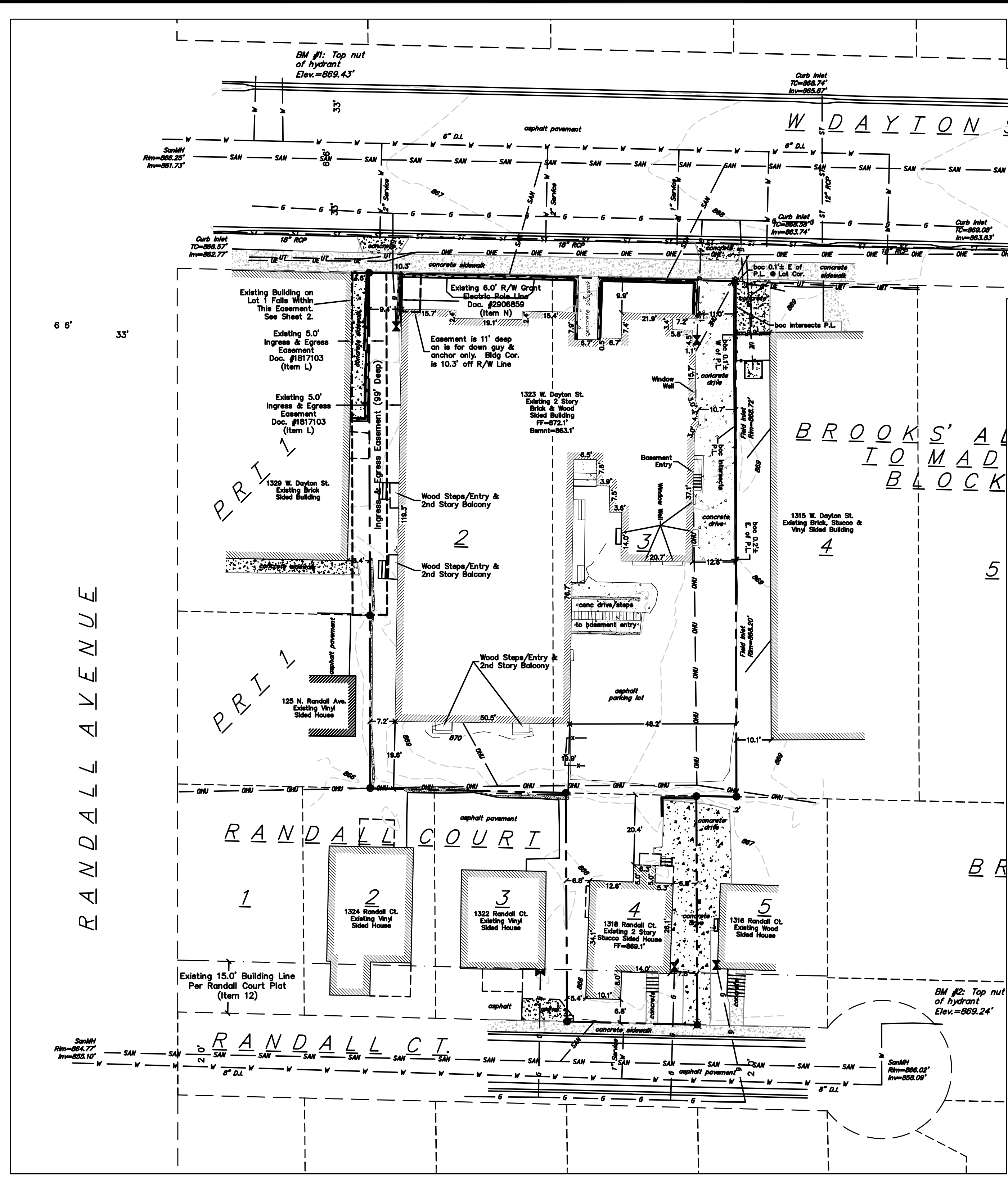
Description

November 30, 2011 – UDC Submittal
Re: 1323 West Dayton Street

The proposed development is located at 1323 West Dayton Street and is adjacent to Fire Station #4, a Landmarks building. Currently, the site is occupied by a 2 story apartment building.

Locator Map





- SURVEY LEGEND**
- ✕ FOUND CHISELED "X"
 - FOUND 1" Ø IRON PIPE
 - FOUND 3/4" Ø IRON ROD
 - ✕ FOUND RAILROAD SPIKE
 - ◆ SET 3/4" Ø x 24" SOLID IRON RE-BAR, WT. 1.50 lbs./in. ft.
- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING BOLLARD
 - EXISTING FLAG POLE
 - EXISTING MAILBOX
 - EXISTING MONITORING WELL
 - EXISTING POST
 - EXISTING SIGN (TYPE NOTED)
 - EXISTING CURB INLET
 - EXISTING ENDWALL
 - EXISTING FIELD INLET
 - EXISTING ROOF DRAIN CLEANOUT
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY CLEANOUT
 - EXISTING SANITARY MANHOLE
 - EXISTING SEPTIC VENT
 - EXISTING FIRE HYDRANT
 - EXISTING STANDPIPE
 - EXISTING WATER MAIN VALVE
 - EXISTING CURB STOP
 - EXISTING WELL
 - EXISTING WATER MANHOLE
 - EXISTING GAS VALVE/METER
 - EXISTING AIR CONDITIONER PEDESTAL
 - ↑ EXISTING DOWN GUY
 - EXISTING ELECTRIC MANHOLE
 - EXISTING ELECTRIC PEDESTAL
 - EXISTING TRANSFORMER
 - EXISTING GUY POLE
 - ★ EXISTING LIGHT POLE
 - EXISTING GENERIC LIGHT
 - EXISTING UTILITY POLE
 - EXISTING TV PEDESTAL
 - EXISTING TELEPHONE MANHOLE
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING UNIDENTIFIED MANHOLE
 - EXISTING HANDICAP PARKING
 - EXISTING TRAFFIC SIGNAL
 - EXISTING SHRUB
 - EXISTING CONIFEROUS TREE
 - EXISTING DECIDUOUS TREE

- TOPOGRAPHIC LINework LEGEND**
- UTILITY --- UTILITY --- EXISTING UNDERGROUND CABLE TV
 - OHTV --- OHTV --- EXISTING OVERHEAD CABLE TV
 - FO --- FO --- EXISTING FIBER OPTIC LINE
 - OHT --- OHT --- EXISTING OVERHEAD TELEPHONE LINE
 - UT --- UT --- EXISTING UNDERGROUND TELEPHONE
 - EXISTING RETAINING WALL
 - EXISTING CHAIN LINK FENCE
 - X --- X --- EXISTING GENERAL FENCE
 - X --- X --- EXISTING WIRE FENCE
 - G --- G --- EXISTING GAS LINE
 - UE --- UE --- EXISTING UNDERGROUND ELECTRIC LINE
 - GUY --- GUY --- EXISTING GUY LINE
 - OHE --- OHE --- EXISTING OVERHEAD ELECTRIC LINE
 - OGU --- OGU --- EXISTING OVERHEAD GENERAL UTILITIES
 - SFM --- SFM --- EXISTING SANITARY FORCE MAIN (SIZE NOTED)
 - SAN --- SAN --- EXISTING SANITARY SEWER LINE (SIZE NOTED)
 - ST --- ST --- EXISTING STORM SEWER LINE (SIZE NOTED)
 - WM --- WM --- EXISTING WATER MAIN (SIZE NOTED)
 - 820 --- 820 --- EXISTING MAJOR CONTOUR
 - 818 --- 818 --- EXISTING MINOR CONTOUR
 - === EXISTING STEPS

NOTES:

- This survey was prepared based upon information provided in Title Insurance Policy L208631, Effective date September 15, 2009 at 8:00a.m. from Ticor Title Insurance Company and information provided in Title Commitment D569436, Effective date August 01, 2011 at 8:00a.m. from Knight Barry Title Services LLC.
- This survey is based upon field survey work performed on October 18-19, 2011. Any changes in site conditions after October 19, 2011 are not reflected by this survey.
- Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger Hotline One-Call ticket numbers 20114207727, 20114207765, 20114207778 and 20114207833. Location of buried private utilities are not within the scope of this survey.
- No attempt has been made as a part of this survey to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
- Not all trees, hedges, or ground cover have necessarily been located as a part of this survey.
- Surveyor has made no investigation or independent search for encumbrances, restrictive covenants, or ownership title evidence.
- By graphic plotting only the parcels fall within "Zone X - Areas determined to be outside the 0.2% annual chance floodplain" of the Flood Insurance Rate Map Panel Number 408 of 850, Map Number 5502504089, map revised date of January 02, 2008.
- The total area of the parcels surveyed is 18,313 square feet or 0.42 acres more or less.
- Contours and elevations depicted hereon are based upon the NAVD83 Datum using the City of Madison's published vertical control.
- Randall Court, S. Randall Avenue, and W. Dayton Street are asphalt pavement with concrete curb & gutter.

This survey was prepared based upon information provided in Title Insurance Policy L208631, Effective date September 15, 2009 at 8:00a.m. from Ticor Title Insurance Company. Schedule B - Section II Exceptions references the following:

- K - All matters as may affect the captioned premises as shown on the recorded plat of Brooks' Addition to Madison. No assessments or restrictions were noted on the face of the plat.
- L - Agreement for Easement recorded January 18, 1984 in Volume 5284 of Records, Page 74, as Document Number 1817103. Easement shown and affects mainly 8.07 of Parcel Surveyed (Lot 2, Brooks' Addition) and in for ingress & egress purposes.
- M - Notice of Lease (re: unrecorded lease agreement with Washer Rental Company, Inc. as lessee) recorded April 10, 1986 in Volume 7986 of Records, Page 28 as Document Number 1928513. Not a survey item.
- N - Right-of-Way Grant Electric Pole Line granted to Madison Gas and Electric Company recorded November 14, 1997 as Document Number 2906859. Easement shown and affects a portion of the northerly 8.07 of the Parcel Surveyed (Lot 2, Brooks' Addition) and in for a down guy and anchor only.

This survey was prepared based upon information provided in Title Commitment D569436, Effective date August 01, 2011 at 8:00a.m. from Knight Barry Title Services LLC which contains the following exceptions:

- 12 - Easements, restrictions and other matters shown on the plat of Randall Court Replat of Lots 9, 10, 18, 19 and 20 of Block 12, Brooks' Addition. Building line shown and affects the northerly 15' of the Parcel Surveyed (Lot 4, Randall Court).
- 13 - Mortgage from Christopher A. Houdan to M&I Madison Bank recorded June 11, 1992 in Volume 19170 of Records, Page 42, as Document No. 2362806. Not a survey item.
- 14 - Assignment of Lease, Rents, and Profits from Christopher A. Houdan to M&I Madison Bank recorded June 11, 1992, in Volume 19170 of Records, Page 44, as Document No. 2362807. Not a survey item.

DESCRIPTION AS PROVIDED IN TITLE INSURANCE POLICY L208631, EFFECTIVE DATE SEPTEMBER 15, 2009 AT 8:00a.m. FROM TICOR TITLE INSURANCE COMPANY:

LOTS TWO (2) AND THREE (3) BLOCK TWELVE (12), BROOKS' ADDITION TO MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

DESCRIPTION AS PROVIDED IN TITLE COMMITMENT D569436, EFFECTIVE DATE AUGUST 01, 2011 AT 8:00 a.m. FROM KNIGHT BARRY TITLE SERVICES LLC:

LOT FOUR (4) RANDALL COURT REPLAT OF LOTS 9, 10, 18, 19 AND 20 OF BLOCK 12, BROOKS' ADDITION, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

ADDRESSES AND PARCEL NUMBERS OF PROPERTIES SURVEYED PER TITLE COMMITMENTS

1323 West Dayton Street
Madison, WI 53715
PN - 251/0709-221-1104-5

1318 Randall Court
Madison, WI 53715
PN - 251/0709-221-1110-2

SURVEYOR'S CERTIFICATE:

I, Michael S. Marty, Professional Land Surveyor No. 2452, do hereby certify that the foregoing survey was executed under my direction and control; that I have surveyed and mapped the above described property in accordance with the information furnished; that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7); and that the map hereon is correct to the best of my knowledge and belief.

Vierbicher Associates, Inc.
By: Michael S. Marty, P.L.S. No. 2452

Dated this _____ day of _____, 2011

Michael S. Marty, P.L.S. No. 2452

vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fountain Drive, Suite 201 - Madison, Wisconsin 53717
Phone: (608) 826-0332 Fax: (608) 826-0330

TOPOGRAPHIC AND PLAT OF SURVEY
LOTS 2 & 3, BLOCK 12, BROOKS' ADDITION TO MADISON, AS RECORDED IN VOL. A OF PLATS, ON P. 7, AS DOC. # 107, DANE COUNTY REGISTER OF DEEDS, ALSO LOT 4, RANDALL COURT, AS RECORDED IN VOL. 4 OF PLATS, ON P. 17A, AS DOC. # 322444, DANE COUNTY REGISTRY, LOCATED IN THE SE 1/4 - NE 1/4 OF SEC. 22, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

SCALE
1"=20' (22x34)
1"=40' (11x17)

DATE
October 31, 2011

DRAFTER
CRUE/MMAR

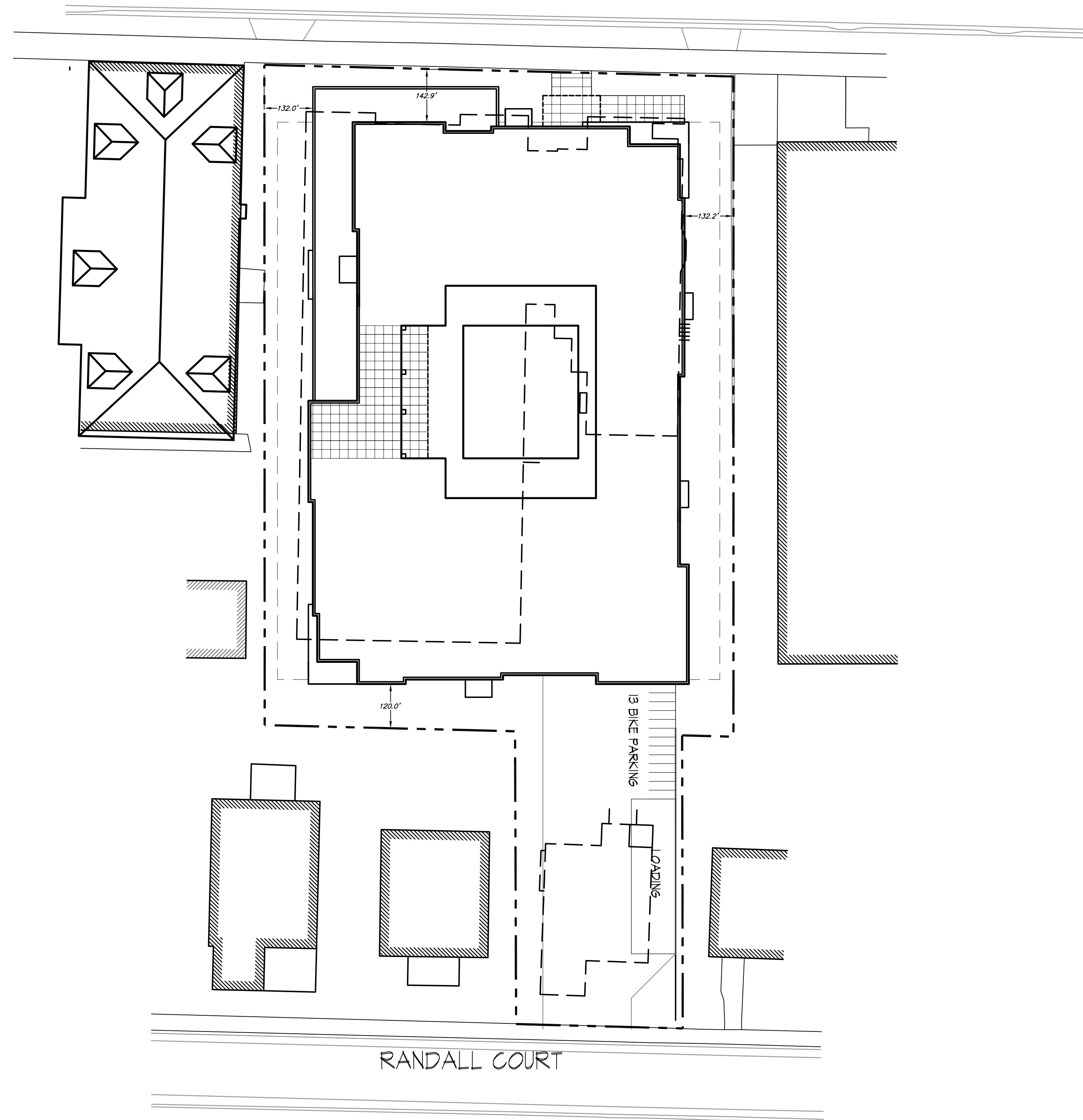
CHECKED
JQUA

PROJECT NO.
35117797

SHEET
2 OF 2

DWG. NO.
S-397

W. DAYTON ST.



SITE STATISTICS

Dwelling Unit Mix:

Efficiency	5
One-Bedroom	10
Two-Bedroom	16
Three-Bedroom	15
Four-Bedroom	24
Five-Bedroom	3
Total Dwelling Units	73

Areas:

Total Gross Floor Area	80,651 S.F.
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Densities:

Lot Area	10,312 or .42 acres
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Building Height:

Building Height	Eight Stories
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Vehicle Parking:

Underground-Residential	xx stalls (Including 1 accessible stall)
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Bike Parking:

Moped Parking:

Revisions
Landmarks-OCT. 24, 2011

Project Title
**1323 West Dayton
Madison, WI**

Drawing Title
SITE PLAN

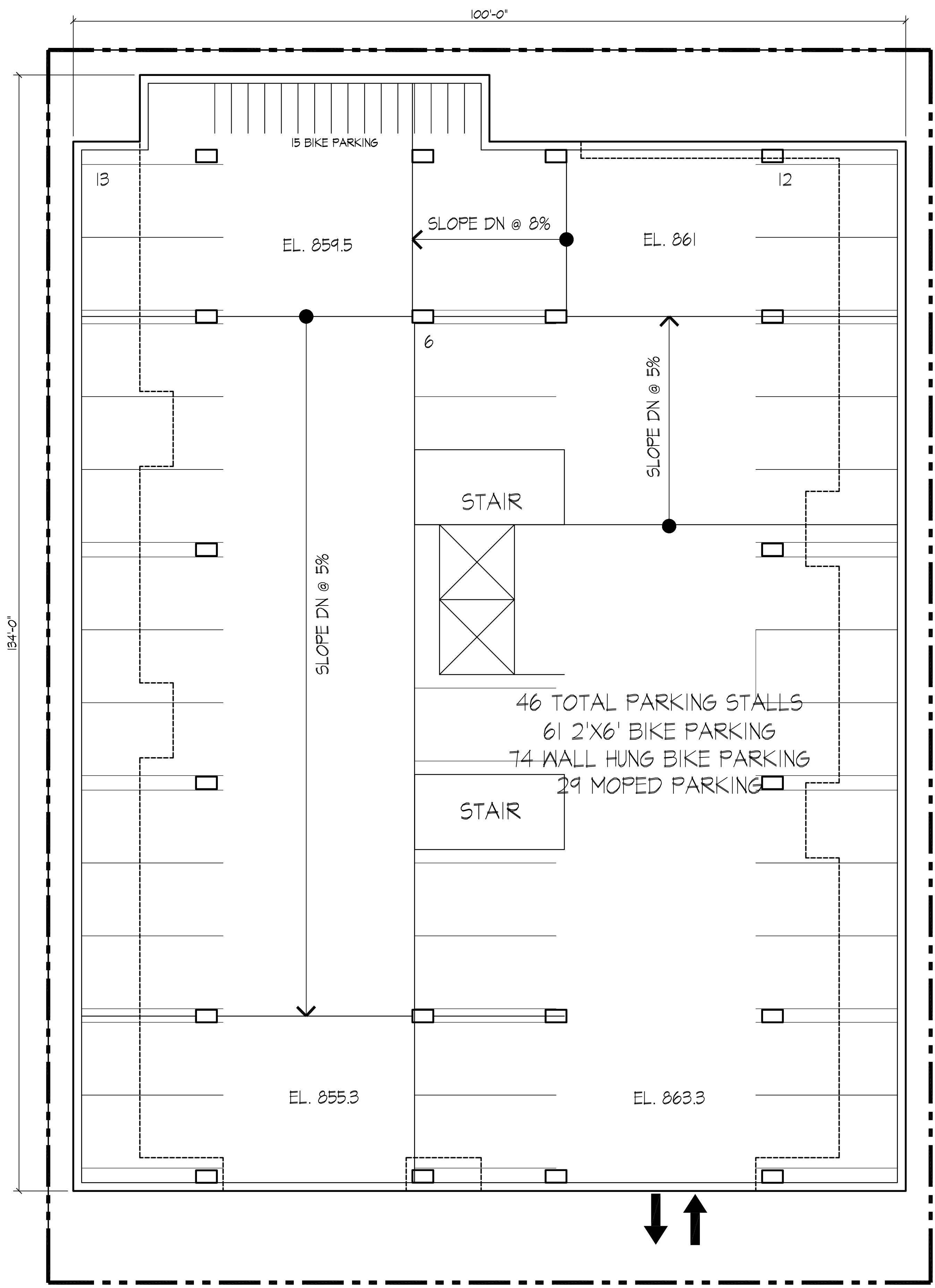
Project No. **1001** Drawing No. **C-1.0**

Site Plan
1/8" = 1'-0"

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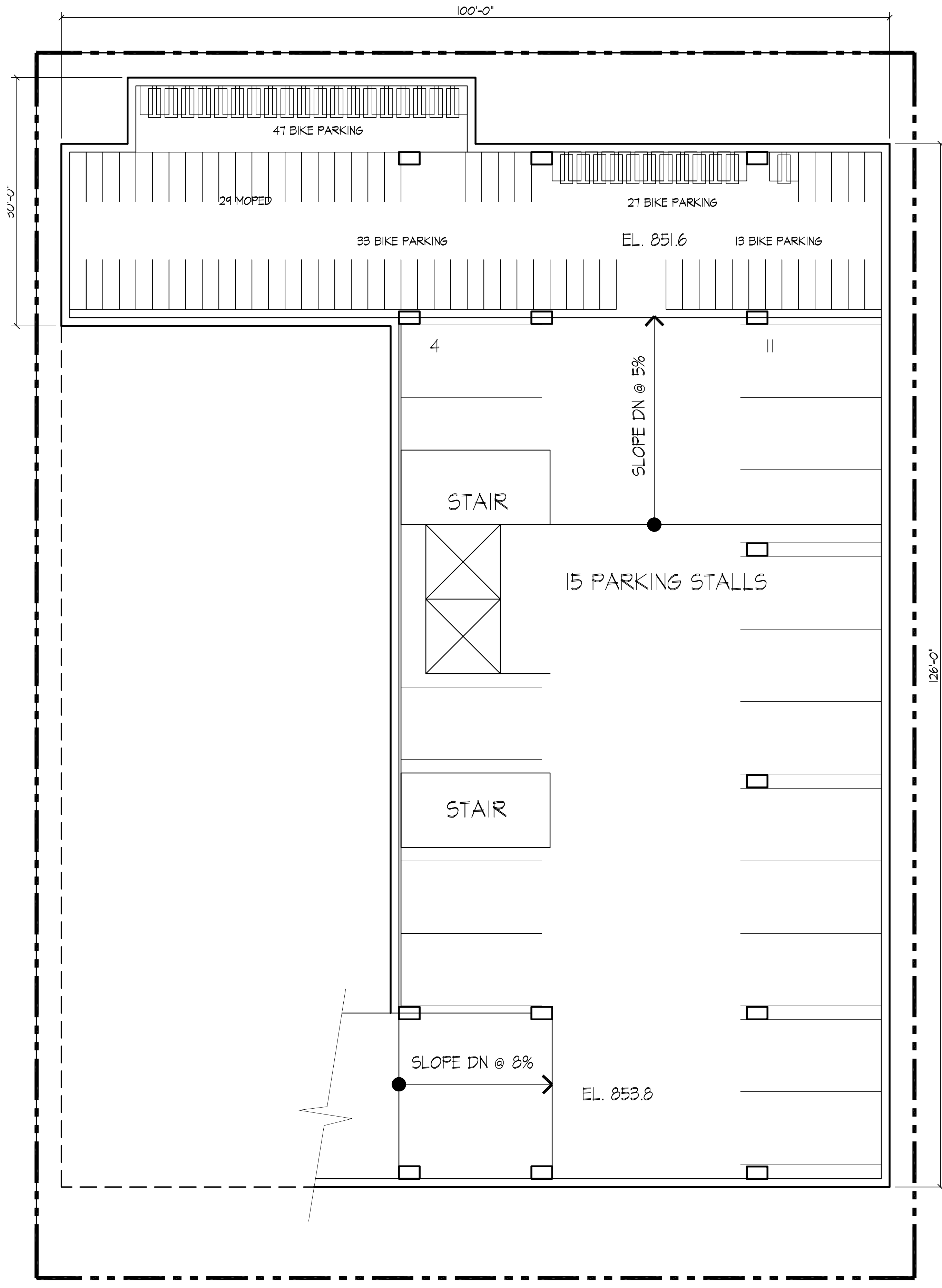
Consultant

Notes



TYPICAL PARKING LEVEL - OPTION 3
1.5 PARKING LEVELS

Level 1 Parking Plan - Option 3
1/8" = 1'-0"



TYPICAL PARKING LEVEL - OPTION 3
1.5 PARKING LEVELS

Level 2 Parking Plan - Option 3
1/8" = 1'-0"

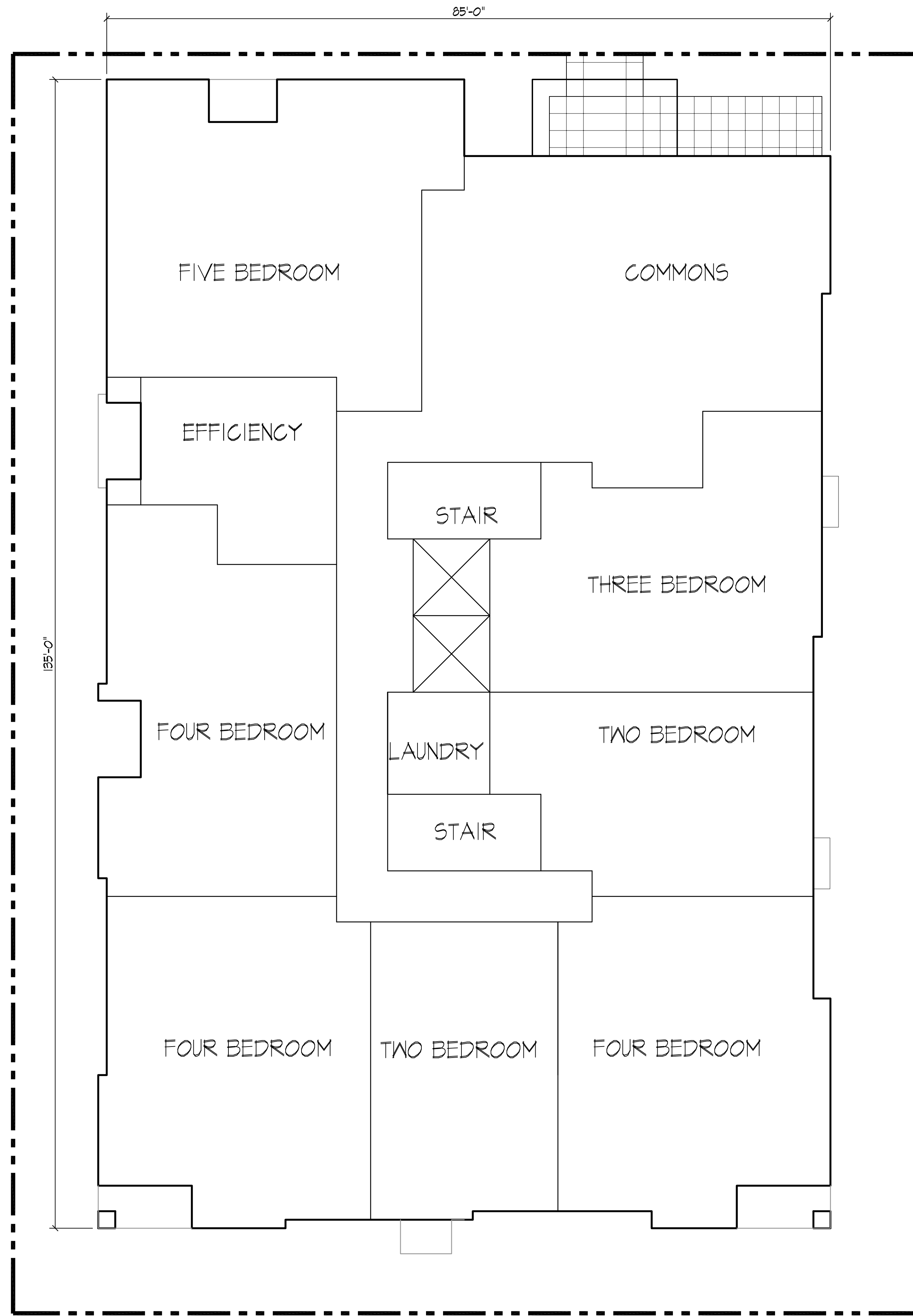
Revisions
Landmarks-OCT. 24, 2011

Project Title
1323 West Dayton
Madison, WI

Drawing Title
PARKING PLAN
OPTIONS

Project No. 1001
Drawing No. A-1.0b

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Revisions
 Landmarks-OCT. 24, 2011

Project Title
**1323 West Dayton
 Madison, WI**

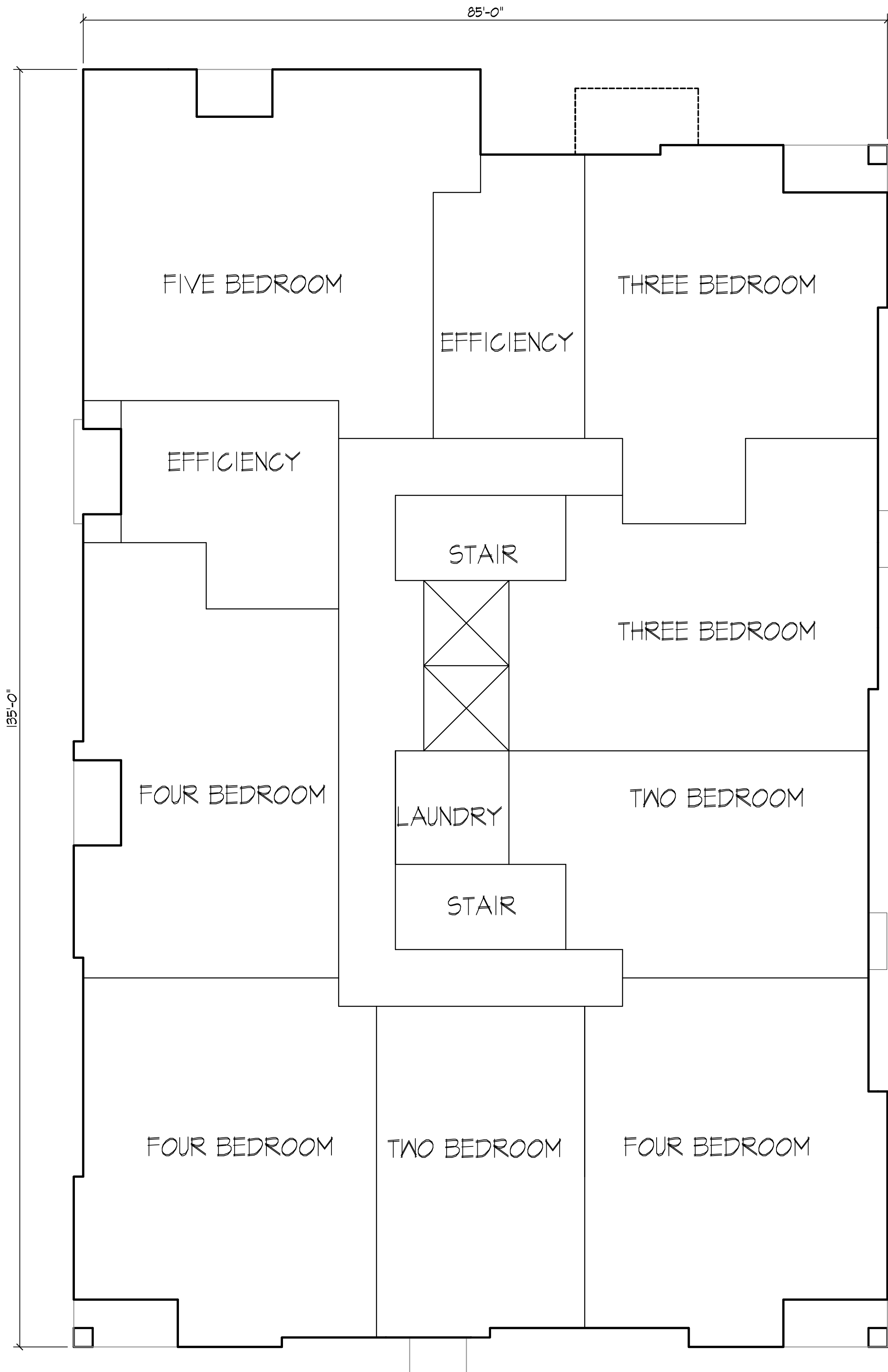
Drawing Title
FLOOR PLANS

Project No. **1001** Drawing No. **A-1.1**

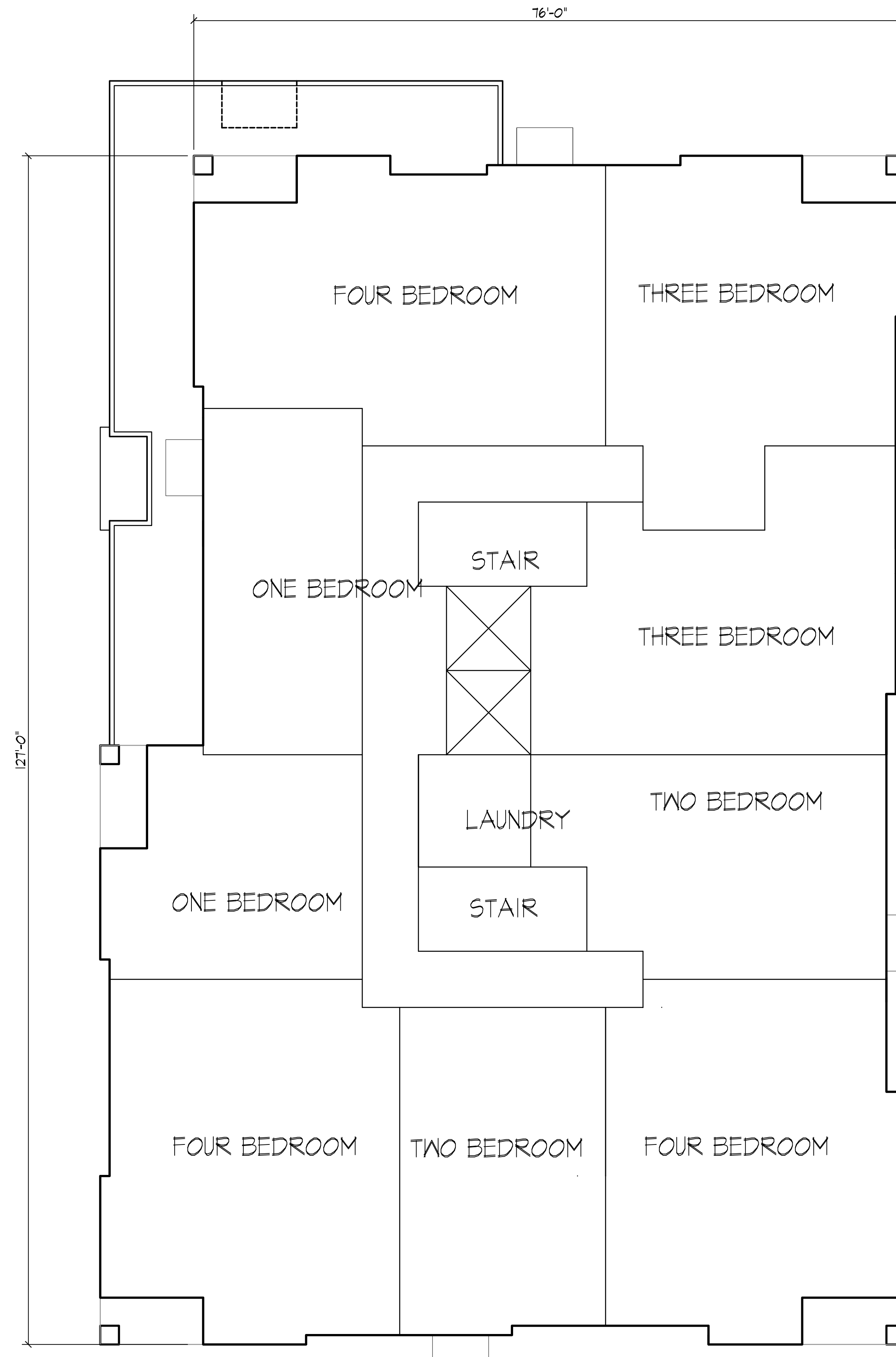
○ First Floor Plan
 1/8" = 1'-0"

Consultant

Notes



○ Second-Third Plan
1/8" = 1'-0"



○ Fourth-Eighth Floor Plan
1/8" = 1'-0"

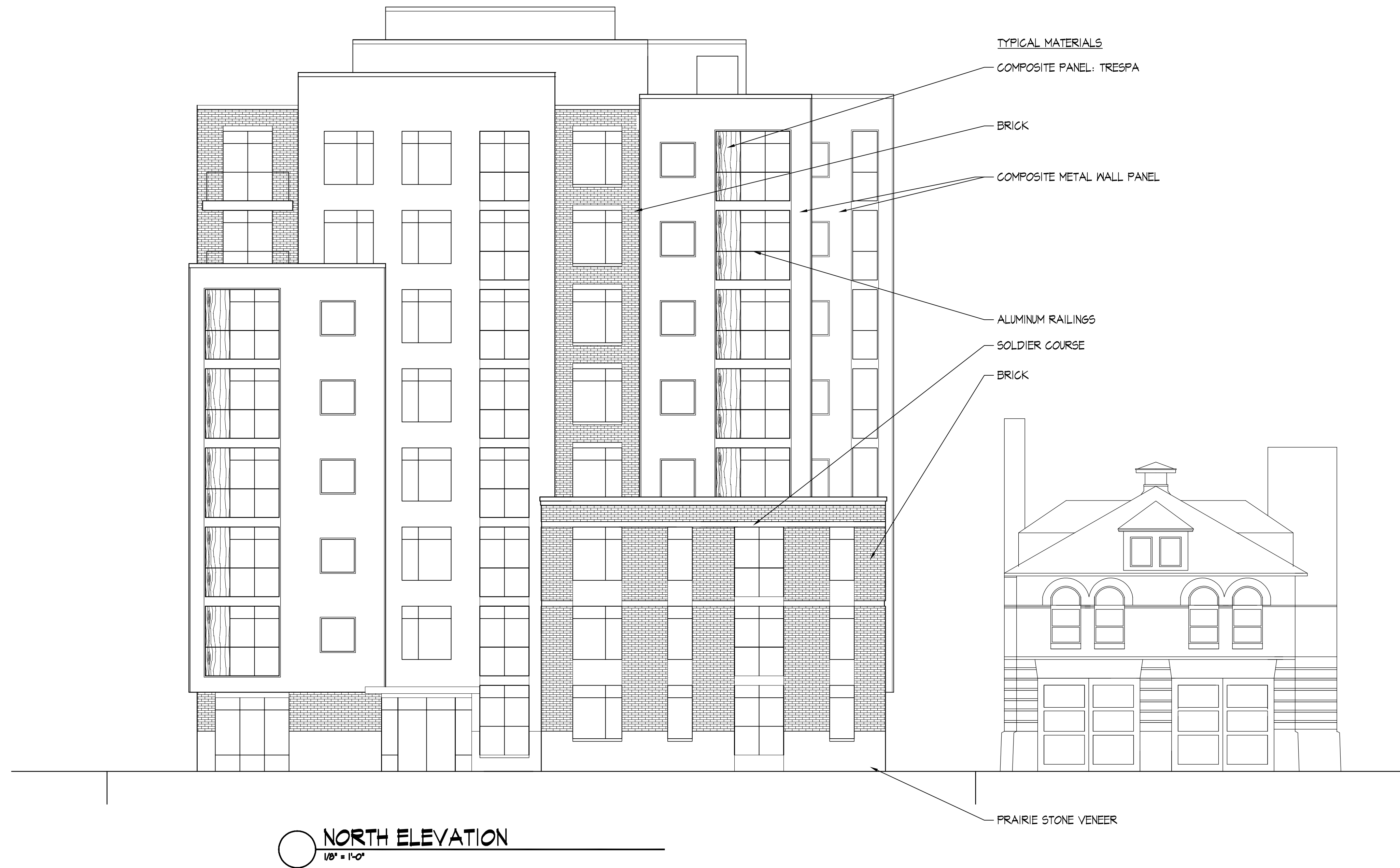
Revisions
Landmarks-OCT. 24, 2011

Project Title
1323 West Dayton
Madison, WI

Drawing Title
FLOOR PLANS

Project No. 1001 Drawing No. A-1.2

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Revisions
 Landmarks-OCT. 24, 2011

Project Title
 1323 West Dayton
 Madison, WI

Drawing Title
**CONCEPTUAL
 ELEVATIONS**

Project No.
 1001

Drawing No.
 A-2.1



Revisions
Landmarks-OCT. 24, 2011

Project Title
1323 West Dayton
Madison, WI

Drawing Title
**CONCEPTUAL
ELEVATIONS**

Project No.
1001

Drawing No.
A-2.2



Revisions
Landmarks-OCT. 24, 2011

Project Title
1323 West Dayton
Madison, WI

Drawing Title
**CONCEPTUAL
ELEVATIONS**

Project No.

1001

Drawing No.

A-2.3



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

Revisions
Landmarks-OCT. 24, 2011

Project Title
1323 West Dayton
Madison, WI

Drawing Title
**CONCEPTUAL
ELEVATIONS**

Project No.

1001

Drawing No.

A-2.4



North Elevation
Dayton Street

October 24, 2011

KNOTHE
& BRUCE
architects