



City of Madison

Proposed Rezoning & Demolition

Location
431 West Dayton Street

Applicant
Daniel Bohl

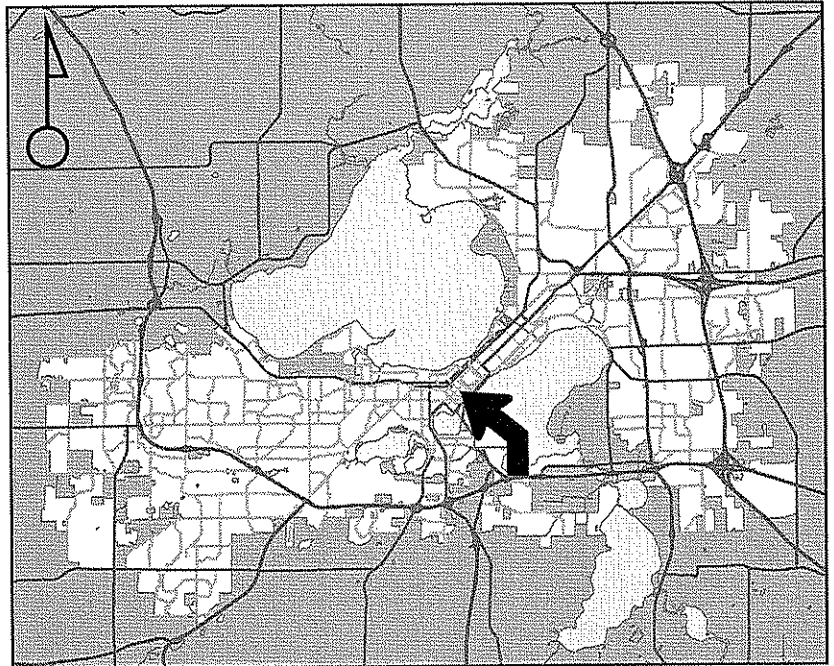
From: R6 To: PUD(GDP-SIP)

Existing Use
Single-Family Residence

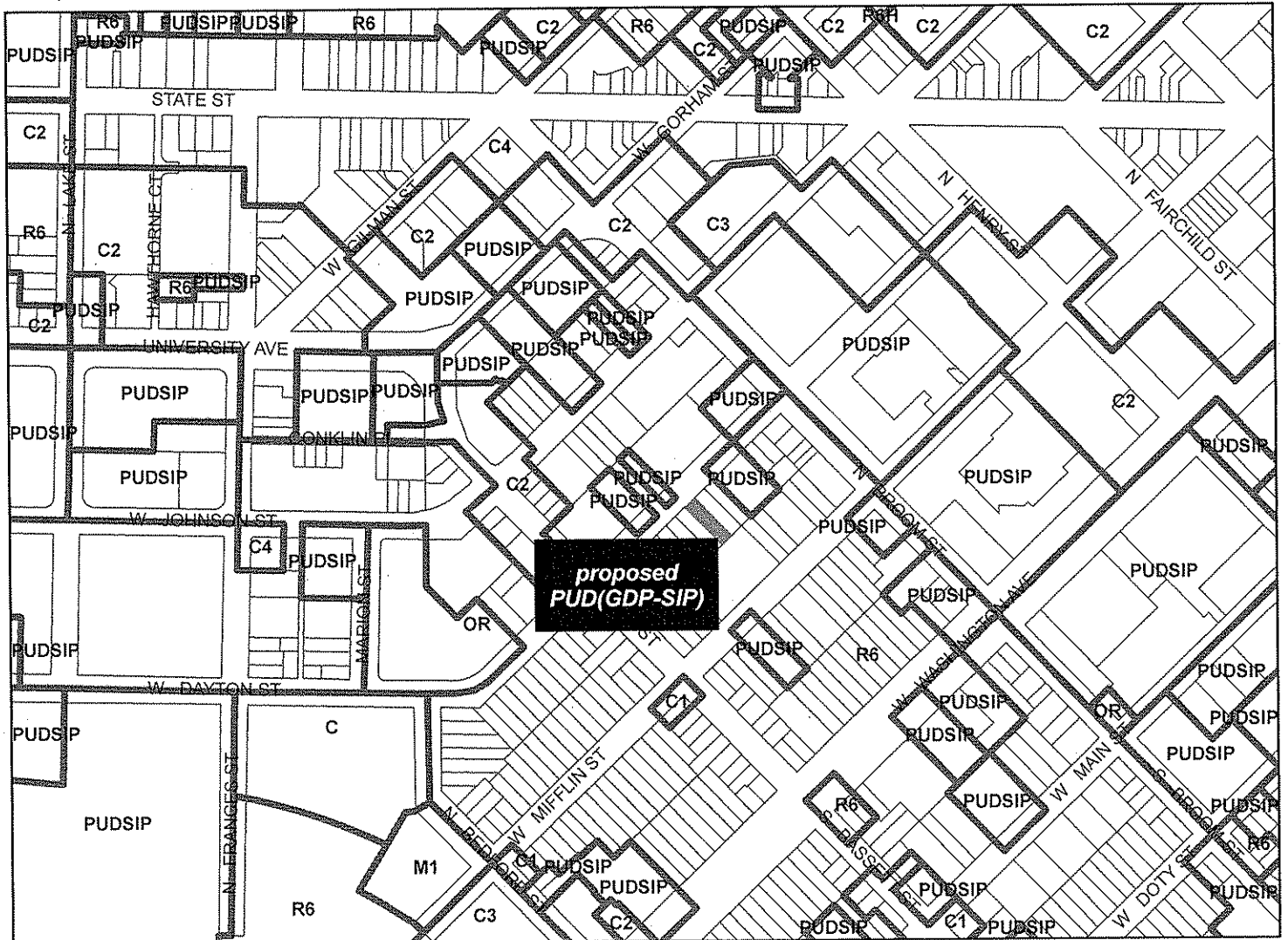
Proposed Use
Demolish Single-Family Residence to Allow Construction of 4-Unit Apartment Building

Public Hearing Date
Plan Commission
12 July 2010

Common Council
20 July 2010



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 28 June 2010





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 except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- 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
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	1250.00 Receipt No. 109380
Date Received	4/26/10
Received By	PDA
Parcel No.	0709-231-1313-1
Aldermanic District	4 MIKE VERVEER
GQ	O.K.
Zoning District	R6
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <input checked="" type="checkbox"/>
Alder Notification <input checked="" type="checkbox"/>	Waiver
Ngrhd. Assn Not.	Waiver
Date Sign Issued	

1. Project Address: 431 West Dayton Street Project Area in Acres: 0.10 Acres
Project Title (if any): 431 West Dayton Street

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.:	Rezoning to or Amendment of a PUD or PCD District:	
Existing Zoning: _____ to _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP	
Proposed Zoning (ex: R1, R2T, C3): _____	<input checked="" type="checkbox"/> Ex. Zoning: <u>R6</u> to PUD/PCD-SIP	
	<input type="checkbox"/> Amended Gen. Dev.	<input type="checkbox"/> Amended Spec. Imp. Plan
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: DANIEL J BOHL Company: 431 West Dayton Street, LLC
Street Address: 440 W Dayton Street City/State: MADISON, WI Zip: 53703
Telephone: (608) 347-8680 Fax: (866) 830-7417 Email: bohlapt@gmail.com
Project Contact Person: DAN BOHL Company: 431 West Dayton Street LLC
Street Address: 440 W. Dayton Street City/State: MADISON, WI Zip: 53703
Telephone: (608) 347-8680 Fax: (866) 830-7417 Email: bohlapt@gmail.com
Property Owner (if not applicant): SAME AS APPLICANT
Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Construct 4 story, 4-unit residential apartment building
Development Schedule: Commencement Feb 2011 Completion Aug 2011

5. Required Submittals:

- 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:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: 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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$_____ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*
- Electronic Submittal:** 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 Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

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 Comprehensive Plan, which recommends: _____ for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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:
Michael Verveer, West Mifflin Neighborhood Association Feb, 2010
 - NOTE: 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 and Planning Division staff; note staff persons and date.
 - Planning Staff: Heather Stouder Date: 01/10 Zoning Staff: Patrick Anderson Date: 01/10
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name DANIEL J BOHL, 431 West Dayton Street WC Date 4/27/10
 Signature Daniel J Bohle Relation to Property Owner _____
 Authorizing Signature of Property Owner Daniel J Bohle Date 4/27/10

431 West Dayton Street, LLC
Daniel J. Bohl
440 W. Dayton Street
Madison, WI 53703

April 27, 2010

Madison Plan Commission
215 Martin Luther King, Jr. Blvd.; Rm. LL-100
Madison, Wisconsin 53701-2985

Re: 431 West Dayton Street Project Letter of Intent

Dear Commission Members:

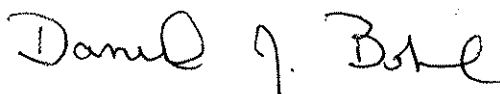
The property located at 431 West Dayton Street consists of a vacant, 2-bedroom single family home that has reached the end of its useful life. The proposed project shall demolish the existing structure and replace it with a 4 story, 4-unit, furnished residential apartment building intended to house University of Wisconsin college students. The site shall include 23 bicycle and moped stalls, including 3 interior and 4 covered stalls. In addition, there shall be decks in several of the units and an open green space in the rear with a grill for tenant use. The apartment rents shall be market rate, with a monthly rate of \$ 525 per bedroom expected.

The lot area is 4,356 square feet or 0.10 acres and the proposed footprint is 2,136 square feet and the gross square footage is 8,495. The building shall be of quality materials with masonry construction, a brick façade and stone accents. The rear of the building has been designed to provide a visual quality typical of a front façade and the ceilings shall all be 9 feet in height. Although 4 stories, the top story consists of a pitched roof with dormers to give the visual appearance of a typical 3 story building.

The project is to be constructed by 431 West Dayton Street, LLC which is owned and operated by Daniel J. Bohl. Mr. Bohl shall personally manage the property upon completion and currently owns and manages several apartment buildings on the 400 block of West Dayton, some of which he has owned for almost 20 years. The architect is David Ferch. The general contractor is Key Construction. The proposed construction schedule is February, 2011 with a completion date of August, 2011.

We look forward to building a solid project that we feel will provide a nice addition to the neighborhood and provide its occupants with enjoyment and a high quality of life for decades to come.

Sincerely,



Daniel J. Bohl
431 West Dayton Street, LLC

SITE STATISTICS

SITE ACREAGE: 4,385 sq. ft. (0.1 acres)
 BUILDING AREA: 2,087 sq. ft. 47.6%
 BUILDING FOOTPRINT: 1,323 sq. ft. 30.2%
 PAVEMENT: 459 sq. ft. 10.5%
 PREVIOUS AREA: 975 sq. ft. 2.2%
 USEABLE OPEN SPACE PROVIDED:
 REAR YARD SPACE: 459 sq. ft.
 BALCONY SPACE: 166 sq. ft.
 PARKING PROVIDED: NONE
 PARKING REQUIRED: NONE
 BICYCLE PARKING:
 COVERED EXTERIOR STALLS: 5
 COVERED STACKED STALLS: 16
 NON-COVERED EXTERIOR STALLS: 2
 TOTAL: 23
 INTERIOR VERTICAL RACK STALLS: 6
 TOTAL BIKE STALLS: 29
 MOVED PARKING:
 EXTERIOR STALLS: 3

BUILDING

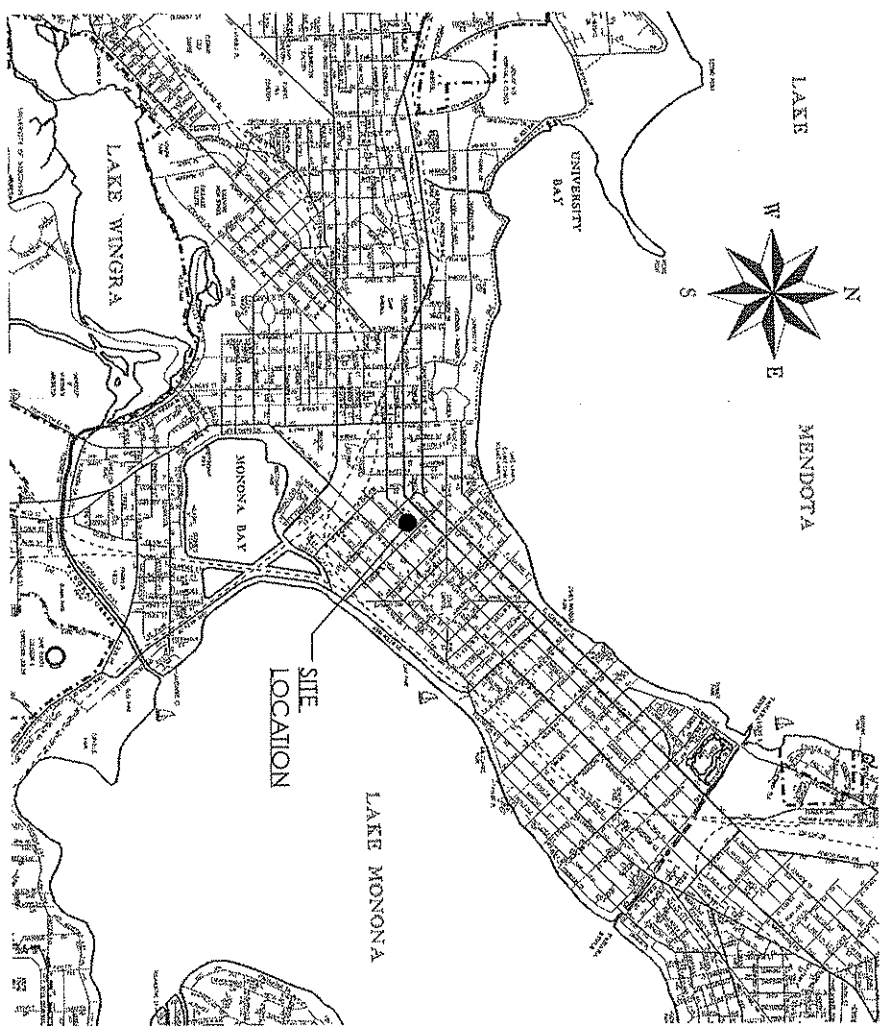
NUMBER OF STORES (ABOVE GRADE): 4
 BUILDING HEIGHT: 46
 COMM. CONSTRUCTION TYPE: 5A,
 AUTOMATIC SPRINKLER SYSTEM PER NFPA 13
 BUILDING AREA:
 1ST: 2,087 sq. ft.
 2ND: 2,136 sq. ft.
 3RD: 2,136 sq. ft.
 4TH: 2,136 sq. ft.
 TOTAL: 8,495 sq. ft.

APARTMENT UNIT COUNT			
FLOOR	SBR	GBR	TOTAL
1ST	1	1	1
2ND	1	1	1
3RD	1	1	1
4TH	1	1	1
TOTAL	1	3	4
(23 TOTAL BEDROOMS)			

UDC - FINAL

SHEET INDEX

- 1 COVER SHEET / LOCATION MAP
- 2 DEMOLITION PLAN
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- 6 1ST FLOOR PLAN
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- 11 EAST ELEVATION
- 12 SOUTH ELEVATION
- 13 BUILDING MATERIALS & DETAILS
- 14 PHOTO OF EXISTING BUILDING
- 15 SITE LIGHTING



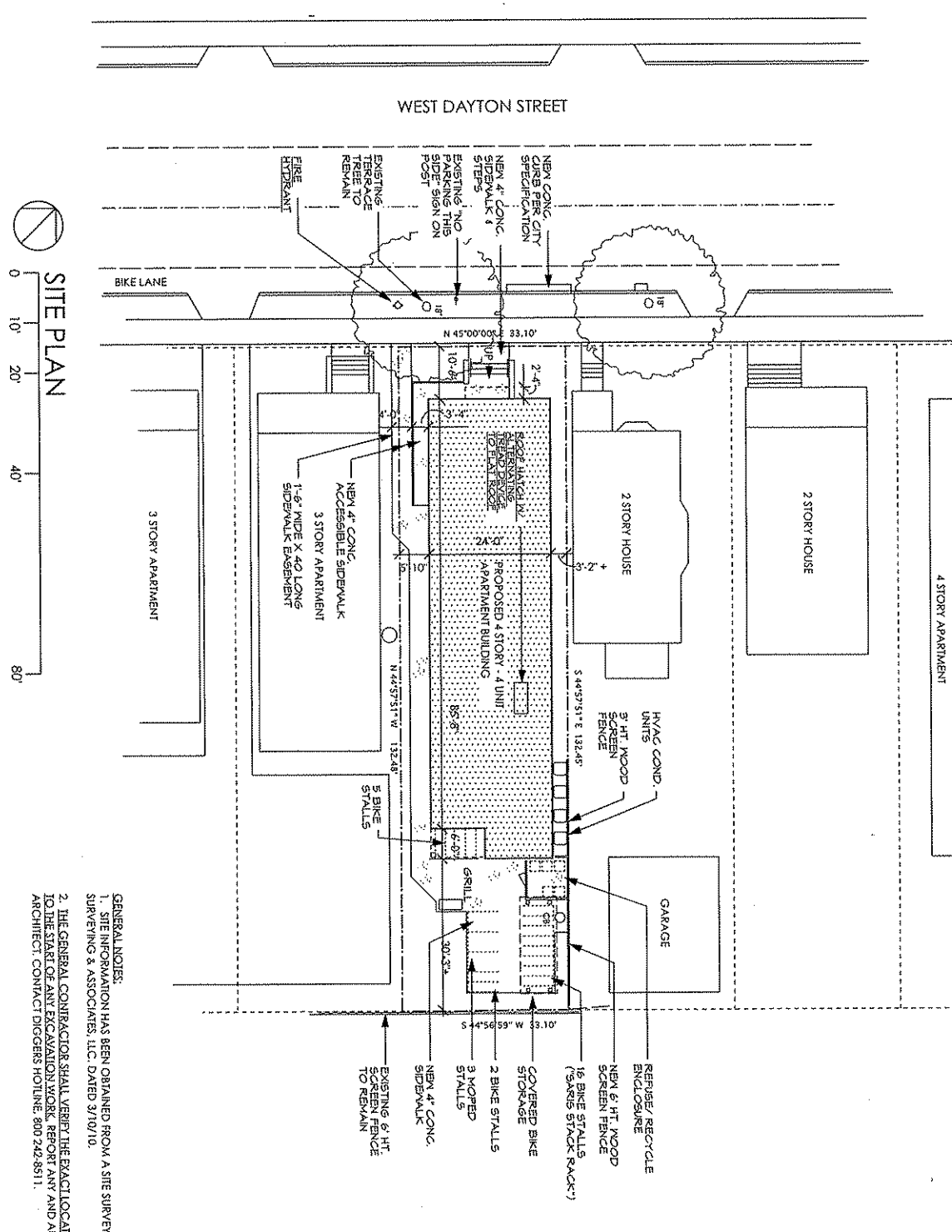
SITE MAP

PROJECT
 4 UNIT APARTMENT
 431 W. Dayton Street, Madison, WI

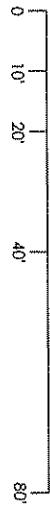
ARCHITECT
 DAVID FERCH
 ARCHITECTS
 200 COMMERCE BLVD
 MADISON, WI 53703-3171

DATE
 4/25/2020

PROJECT NUMBER
 1



SITE PLAN

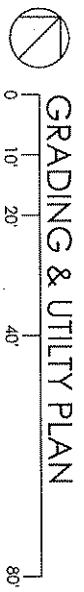
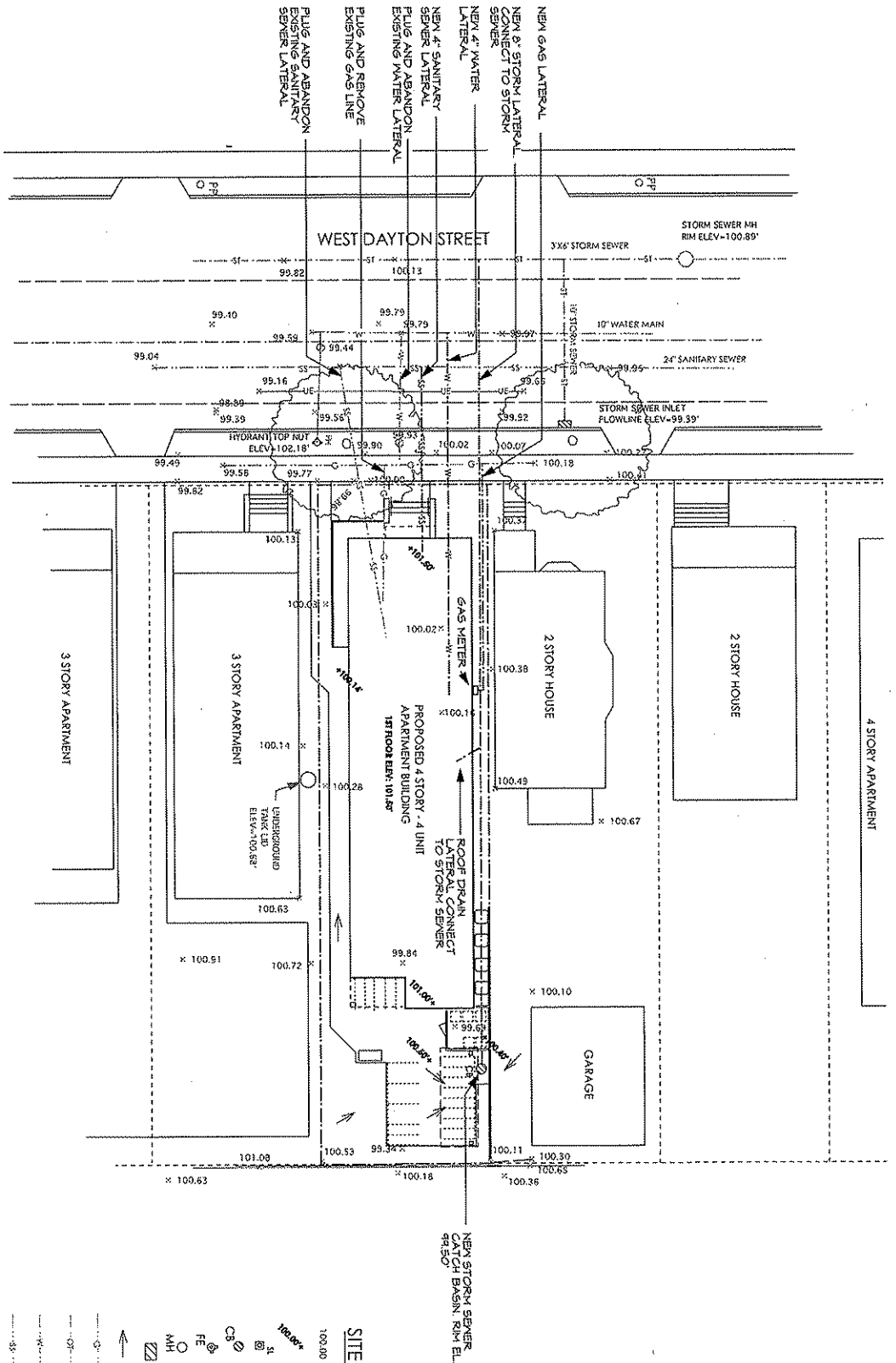


GENERAL NOTES:
 1. SITE INFORMATION HAS BEEN OBTAINED FROM A SITE SURVEY PREPARED BY WILLIAMSON SURVEYING & ASSOCIATES, LLC, DATED 9/10/19.
 2. THE GENERAL CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO THE START OF ANY EXCAVATION WORK. REPORT ANY AND ALL DISCREPANCIES OF THE ARCHITECT. CONTACT DIGGERS HOTLINE: 800 242-8511.

PROJECT: 4 UNIT APARTMENT
 431 W. Dayton Street, Madison, WI

ARCHITECT: DAVID REICH ARCHITECTS
 2000 UNIVERSITY AVENUE, SUITE 200
 MADISON, WI 53706

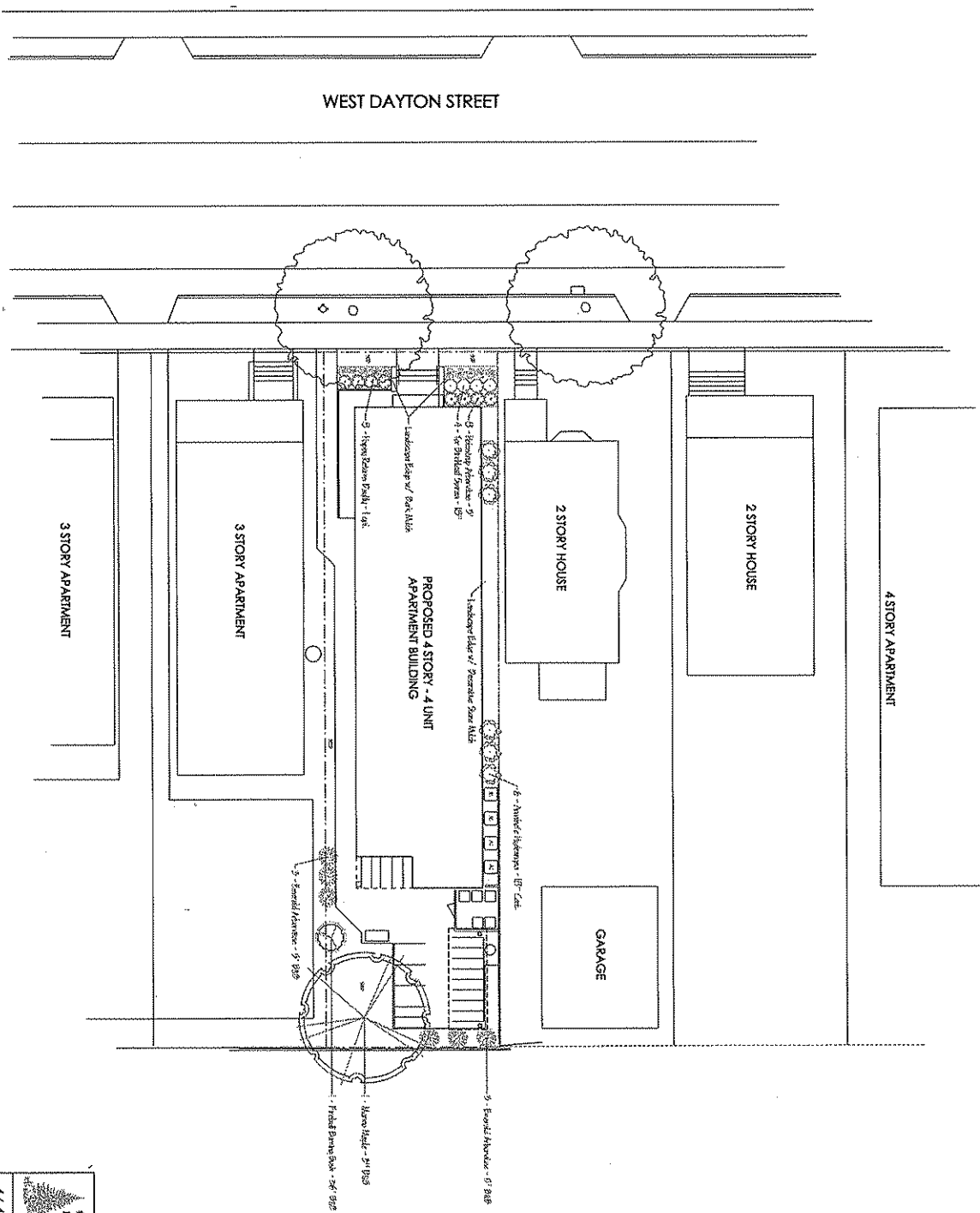
DATE: 2/22/20
 3



SITE PLAN LEGEND:

- 100.00 EXISTING SPOT ELEVATIONS
- NEW SPOT ELEVATIONS
- STREET LIGHT POLE
- STORM SEWER INLET
- FIRE HYDRANT
- FE
- MAIN HOLE
- MH
- CURB INLET
- ZZ
- SURFACE DRAINAGE
- ← GAS LINE
- OVERHEAD TELEPHONE
- WATER LINE
- SANITARY SEWER
- OVERHEAD ELEC
- STORM SEWER
- O PP POWER POLE

4 UNIT APARTMENT
 431 W. Dayton Street, Madison, WI
 PROJECT ARCHITECT: DAVID REICH ARCHITECTS
 PROJECT NO. 2010-001
 DATE: 11/11/10
 SHEET NO. 4



LANDSCAPE PLAN

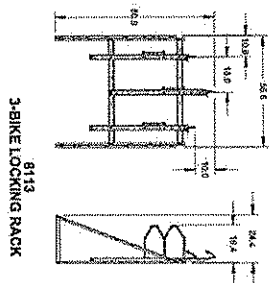
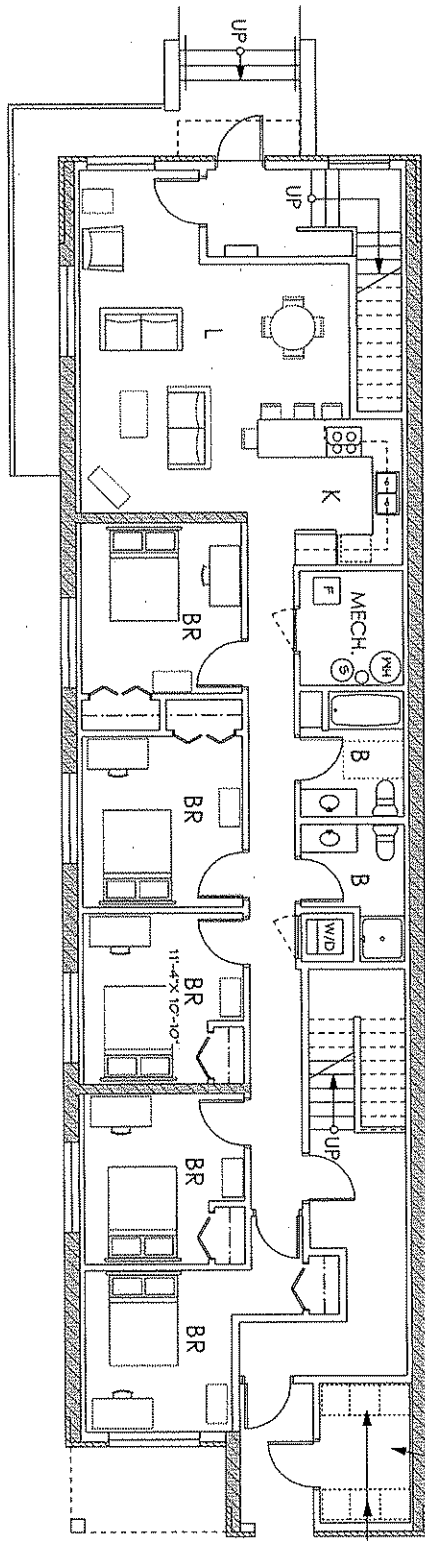
0 10' 20' 40' 80'

GLACIER
Landscape, Inc.
7595 HWY. P2 VERONA, WI
PH. 608-845-5111
FX. 608-845-2995
glacierlandscape.com

LANDSCAPE PLAN FOR
FOUR UNIT APARTMENT
451 West Dayton Street
Madison, WI

DATE: 06.22.10

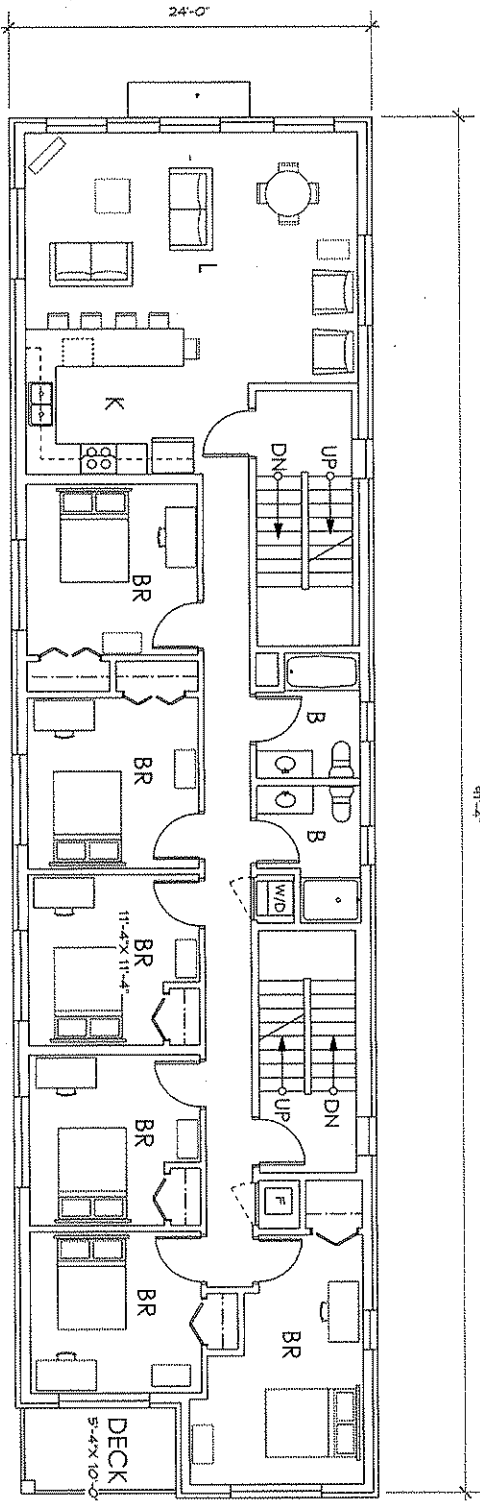
L-10



PROJECT
4 UNIT APARTMENT
 431 W. Dayton Street, Madison, WI

ARCHITECT
DAVID FERCH,
 ARCHITECTS
 2000 MONROE DRIVE
 MADISON, WI 53706

DATE
 2/22/2017
 DRAWING NO.
 SHEET/VERSION
6



(4TH FLOOR SIMILAR)
 3RD FLOOR PLAN

0 4 8 16 32'

PROJECT
 4 UNIT APARTMENT
 431 W. Dayton Street, Madison, WI

ARCHITECT
 DAVID FERCH,
 ARCHITECTS
 1000 W. Johnson Street
 Madison, WI 53703

DATE
 4/23/2010

SCALE
 1/8" = 1'-0"

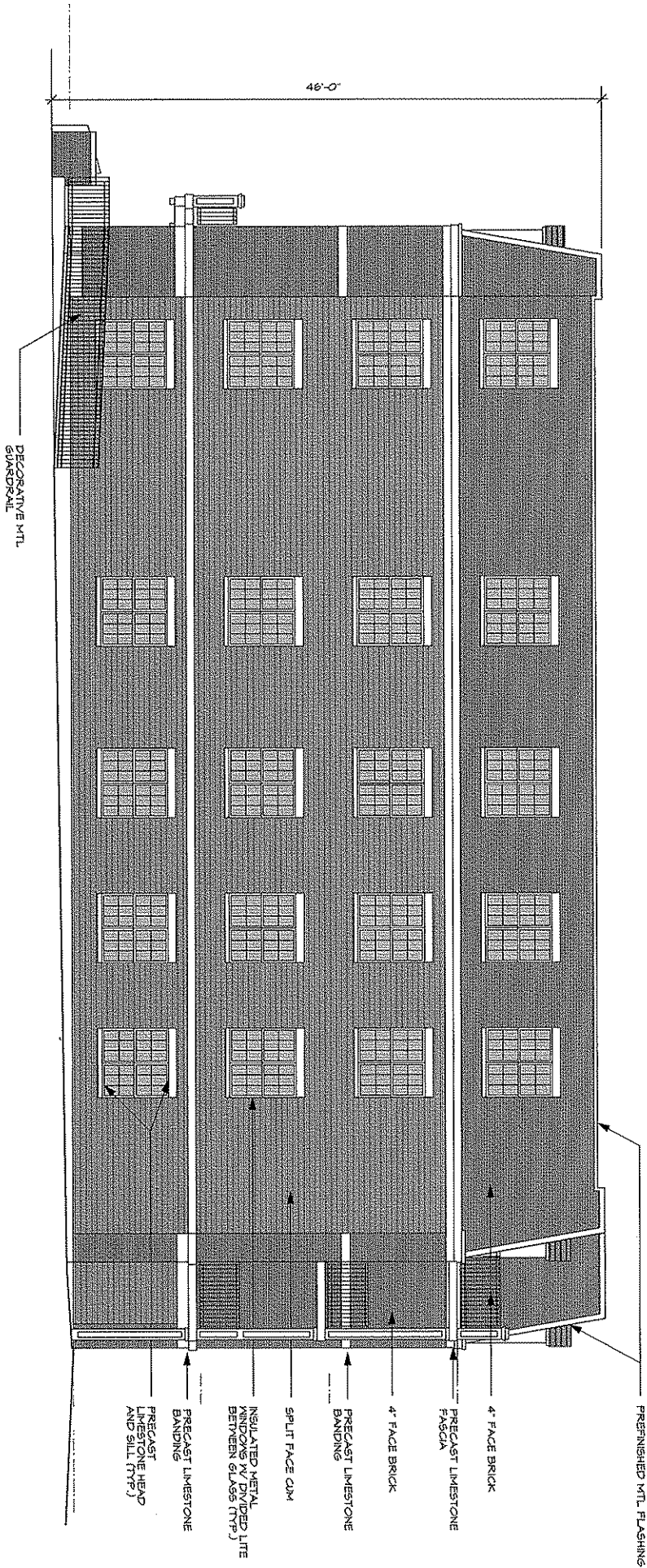
NO. OF SHEETS
 8



W. DAYTON ST. ELEVATION
 SCALE: 1/8" = 1'-0"

PROJECT		DATE	
4 UNIT APARTMENT		4/29/2010	
431 W. Dayton Street, Madison, WI		Project Number: 500	
ARCHITECT		CLIENT	
DAVID FERCH ARCHITECTS		DAVID FERCH ARCHITECTS	
1000 W. MOUNTAIN VIEW		1000 W. MOUNTAIN VIEW	
MADISON, WI 53706		MADISON, WI 53706	
SCALE		PROJECT NUMBER	
1/8" = 1'-0"		500	
9			

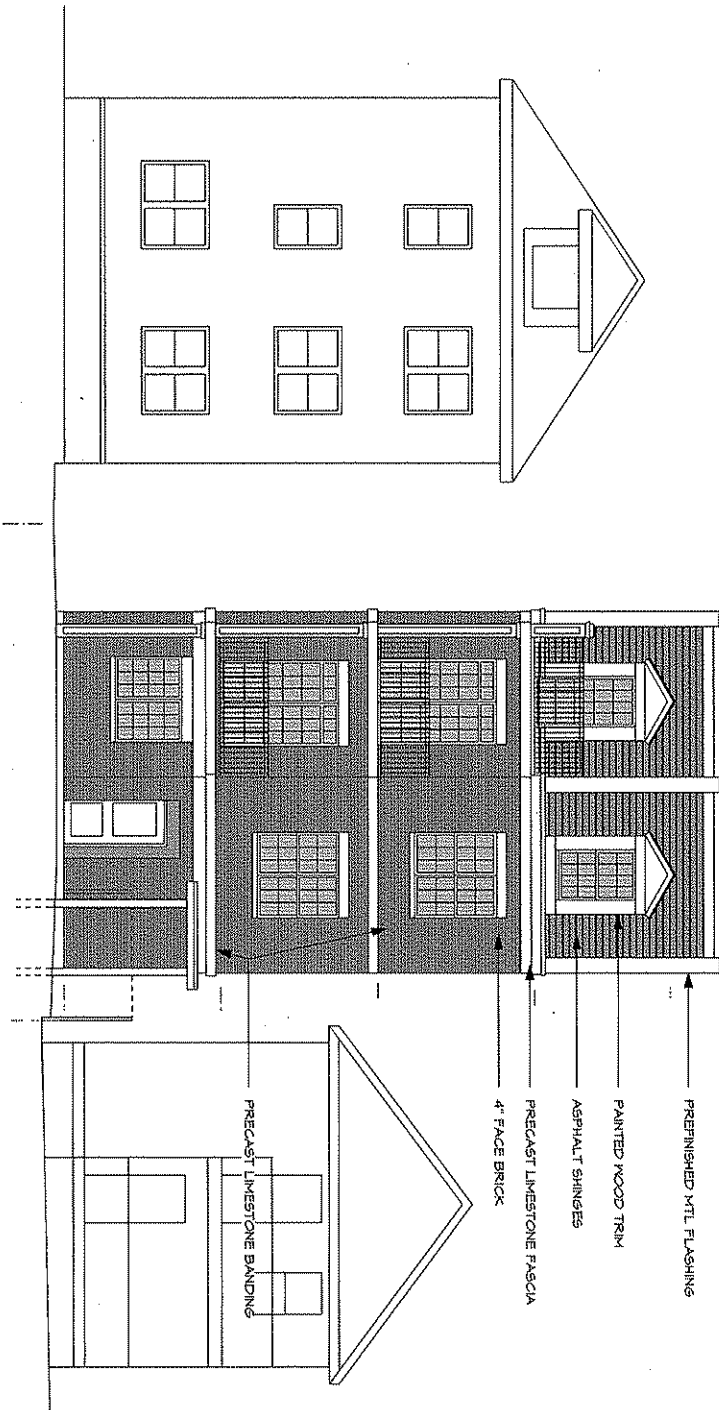
WEST ELEVATION



PROJECT
4 UNIT APARTMENT
 431 W. Dayton Street, Madison, WI

ARCHITECT
DAVID FERCH
 ARCHITECTS
 2000 MONROE DRIVE
 MADISON, WI 53706

DATE
 4/28/2010
 DRAWING NO.
 10



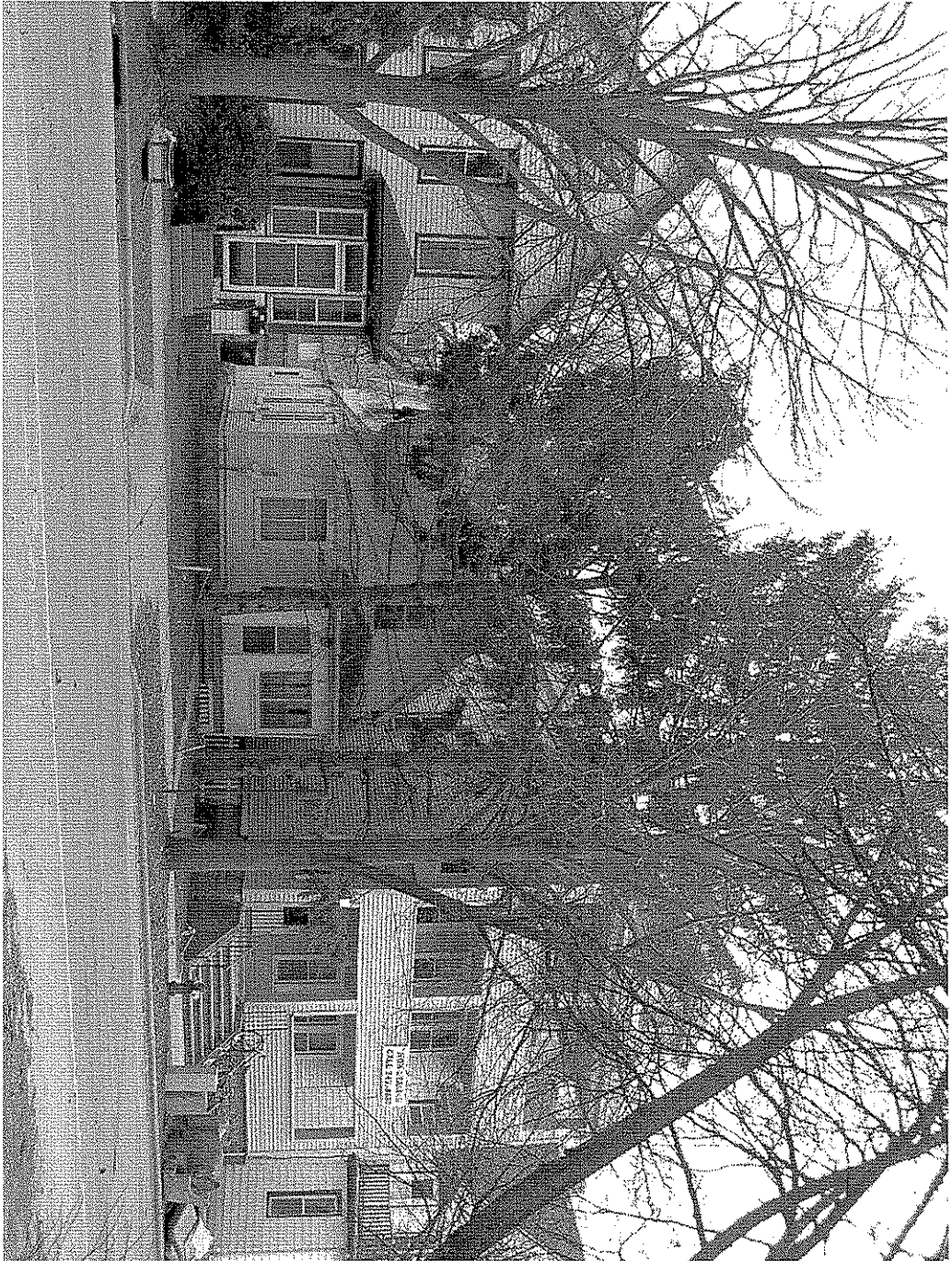
REAR ELEVATION

PROJECT
4 UNIT APARTMENT
 431 W. Dayton Street, Madison, WI

ARCHITECT
DAVID FERCH
 ARCHITECTS
 3754 OLNEY ROAD
 MADISON, WI 53706

DATE
 7/24/2010

SHEET
 12



PROJECT: **4 UNIT APARTMENT**
 431 W. Doylton Street, Madison, WI
 ARCHITECT: **DAVID FERCH, ARCHITECTS**
 208 DODD STREET, MADISON, WI 53703
 DATE: **4/26/2012**
 SHEET: **14**

Legal Description: S.W. ½ of Lot 5, Block 42, original plat of Madison, City of Madison, County of Dane, Wisconsin.

- A. Statement of Purpose:** This zoning is established to allow for the building of a 4-story residential apartment building. The building will consist of 4 units, 1 per floor, and shall include 23 bicycle and moped stalls as shown on the approved plans.
- B. Permitted Uses:**
1. Those that are stated as permitted uses in the R6 zoning district.
 2. Uses accessory to permitted uses as listed above.
- C. Lot Area:** 4,356 square feet or .10 acres
- D. Building Height:** The maximum building height shall be as shown on the approved plans.
- E. Yard Requirements:** Yard areas will be provided as shown on the approved plans.
- F. Landscaping:** Site landscaping will be provided as shown on the approved plans.
- G. Accessory Off-Street Parking & Loading:** Accessory Off-Street Parking & Loading will be provided as shown on the approved plans. No residential parking permits will be issued for 431 West Dayton Street. The applicant shall inform all tenants of this in their apartment leases.
- H. Lighting:** Site lighting will be provided as shown on the approved plans.
- I. Signage:** Signage will be provided as shown on the approved plans.
- J. Family Definition:** The family definition of this PUD-SIP shall allow for 6 unrelated persons to live in a dwelling unit.
- K. Alterations and Revisions:** No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

431 W. Dayton Street Management Plan

Daniel Bohl is the owner and manager of the proposed development at 431 W. Dayton Street. He has owned properties in the 400 block of west Dayton for 20 years and he has personally managed them since 1995. He currently owns 431, 433, 435, 438, 440 & 442 W. Dayton. They are all contiguous to provide for efficient, effective management. He is the leasing agent and handles ALL tenant contact with regard to leasing, maintenance, and emergencies. He knows each and every tenant personally and prides himself on taking care of his tenants and in fact most of his units are rented via referrals.

He handles snow removal, lawn care, and simple maintenance and he has maintenance professionals that he contracts with to handle the more difficult, comprehensive maintenance issues. Through his years of experience he has developed a first class move-in/move-out system. He inspects all the units in July to look for unknown maintenance issues and to identify apartments that may need special care in preparation for the new tenants. He gets a move-out time and date from all the tenants since many who have graduated move-out early. He then works on those units that he can get into early. All leases end August 13th at Noon. Also, in July, he contacts each new tenant and requests their ideal move-in time which is used to prioritize the preparation of the apartments. Many tenants don't move in until well after the 15th of August at 5:00 PM, the lease start time, and some want to get in early. I have contracts with Painters, Cleaners, Carpet Cleaners, and maintenance professionals from the 13th to the 15th and sometimes depending on apartment availability the 12th. The same contractors have been assisting me for 10 years and I am the only landlord they do move-outs for. All parking leases end the 13th at noon and don't start until the 15th at 5 PM so the 18 parking stalls are available for the contractors and tenants to load and unload. All this information is used to prioritize and coordinate the timing of the apartment preparation and as a result I have physical move-ins that are spread out over the three days and there is not a huge rush on the 15th at 5 PM and in fact most tenants are moved in by that morning. In the past 10 years, I have not had an apartment not ready by the 15th 5 PM time.

The 431 W. Dayton Street building is almost identical to the building located at 438 W. Dayton across the street as far as unit size and layout, so I have a solid track record and experience in managing the type of building proposed. Like the 438 W. Dayton, this building will be furnished with a couch, love-seat, coffee table, end table, bar stools, and of course all major appliances including microwaves. In addition, full size beds will be provided and the closets will have built in shelving including a drawer basket that minimizes the need for a chest of drawers. As a result, tenants don't have a significant amount of large items to be moved in.

Finally, to my knowledge, with all of the properties owned by Mr. Bohl and certainly 438 W. Dayton, the most similar building, there has not been a single complaint inspection, noise violation, snow clearing issue, eviction, or significant problem since personally taking over management 15 years ago. Furthermore, based upon the vast management experience and the proximity of this project to Mr. Bohl's other properties, 431 W. Dayton Street should be easily managed by implementing the management teams, policies and procedures already in place. Thank you for your consideration.



