

# 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.
- 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](http://www.cityofmadison.com/planning/plan.html)
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- Application effective February 18, 2005

<b>FOR OFFICE USE ONLY:</b>	
Amt. Paid # <u>1750</u>	Receipt No. <u>71882</u>
Date Received <u>6-21-06</u>	
Received By <u>RST</u>	
Parcel No. <u>0709-231-1308-2</u>	
Aldermanic District <u>4, Michael Verveer</u>	
GQ <u>OK!</u>	
Zoning District <u>R6</u>	
<b>For Complete Submittal</b>	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <input checked="" type="checkbox"/>	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 <input type="checkbox"/>
Ngrhd. Assn Not. <input checked="" type="checkbox"/>	Waiver <input type="checkbox"/>
Date Sign Issued _____	

1. **Project Address:** 415, 417 & 419 W. Dayton Street **Project Area in Acres:** .302

**Project Title (if any):** \_\_\_\_\_

2. **This is an application for:** (check at least one)

<input checked="" type="checkbox"/> <b>Zoning Map Amendment</b> (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input checked="" type="checkbox"/> Rezoning from <u>R6</u> to <u>PUD/SIP</u>	<input type="checkbox"/> Rezoning from _____ to <u>PUD/PCD-SIP</u>	
<input type="checkbox"/> Rezoning from _____ to <u>PUD/PCD-GDP</u>	<input type="checkbox"/> Rezoning from <u>PUD/PCD-GDP</u> to <u>PUD/PCD-SIP</u>	
<input type="checkbox"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests</b> (Specify): _____

### 3. Applicant, Agent & Property Owner Information:

Applicant's Name: Gary Brink Company: Gary Brink & Associates, Inc.  
 Street Address: 8401 Excelsior Drive City/State: Madison, WI Zip: 53717  
 Telephone: (608) 829-1750 Fax: (608) 829-3056 Email: jjbrink@tds.net

Project Contact Person: (same as applicant) Company: \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ Email: \_\_\_\_\_

Property Owner (if not applicant): McCaughey Properties, LLC  
 Street Address: 914 W. Shore Drive City/State: Madison, WI Zip: 53715

### 4. Project Information:

Provide a general description of the project and all proposed uses of the site:  
Four-story, 20 unit condominium building located at 415, 417 & 419 W. Dayton Street.

Development Schedule: Commencement 5/31/07 Completion 5/1/08

**5. Required Submittals:**

- Site 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:
  - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: 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.
- Filing Fee: \$1,750.00** See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

→ **FOR ALL APPLICATIONS:** 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

**6. Applicant Declarations:**

- Conformance with adopted City plans:** Applications for Zoning Map Amendments shall be in accordance with all adopted City of Madison land use plans:

→ The site is located within the limits of Multi-Unit 5 or more Units Plan, which recommends: Residential for this property.

- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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:  
Mike Verveer and Davey Mayer (4/27/06)


*If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.*

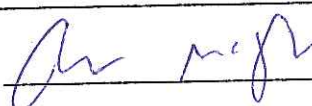
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner All city departments Date 10/25/05 | Zoning Staff \_\_\_\_\_ Date \_\_\_\_\_

**The signer attests that this form has been completed accurately and all required materials have been submitted:**

Printed Name Gary P. Brink Date 6.21.06 16

Signature  Relation to Property Owner Architect

Authorizing Signature of Property Owner  Date 6/21/06

**PART 1 – DEVELOPMENT INFORMATION:**

**Project or Plat** \_\_\_\_\_

**Project Address:** 415, 417 & 419 W. Dayton Street **Project Area (in acres):** .302

**Developer:** McCaughey Properties, LLC Representative: Pat McCaughey  
 Street Address: 914 W. Shore Drive City/State: Madison, WI Zip: 53715  
 Telephone: (608) 257-8457 Fax: (608) 257-2858 Email: apartments@charterinternet.com

**Agent, if Any:** Gary Brink Company: Gary Brink & Associates, Inc.  
 Street Address: 8401 Excelsior Drive City/State: Madison, WI Zip: 53717  
 Telephone: 608 ) 829-1750 Fax: 608 ) 829-3056 Email: jjbrink@tds.net

**PART 2 – PROJECT CONTENTS:**

Complete the following table as it pertains to this project:

Residential Use	MARKET-RATE UNITS		INCLUSIONARY UNITS		Total Units	Acres
	Owner-Occupied Units	Renter-Occupied Units	Owner-Occupied Units	Renter-Occupied Units		
Single-Family	sjfkvSJFD					
Duplexes	KJWEBF					
Multi-Family						
<b>TOTAL</b>						

**PART 3 – AFFORDABLE HOUSING DATA:**

Number of Inclusionary Dwelling Units Proposed by Area Median Income (AMI) Level and Minimum Sale/Rent Price							
Owner-Occupied Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI							
Anticipated Sale Price							
Rental Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI							
Maximum Monthly Rent Price							

**PART 4 – DWELLING UNIT COMPARISON:**

Complete the following table as it pertains to this project:

	MARKET-RATE UNITS					INCLUSIONARY UNITS				
	Studio / Efficcy	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms	Studio / Efficcy	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms
<b>Owner-Occupied Units with:</b>										
Minimum Floor Area:										
<b>Rental Units With:</b>										
Minimum Floor Area:										

**PART 5 – INCENTIVES:** Section 28.04 (25) of the Zoning Ordinance provides the opportunity for applicants in projects where affordable dwelling units are required or where the developer has agreed to pay money in lieu of inclusionary dwelling units, to receive one or more incentives as compensation for complying with the Inclusionary Zoning requirements. Each of the eleven incentives listed below are affixed a point value. The incentive points available to an applicant is dependent upon the number of affordable dwelling units proposed at the various area median income (AMI) levels. The program rewards projects both for having a higher number of affordable dwelling units provided at lower AMI levels, and for having a higher percentage of affordable dwelling units incorporated into the development. The incentive and the corresponding number of points available are listed below. (MAP=Maximum Available Points) Please mark the box next to the incentives requested.

Incentive	MAP	Incentive	MAP
<input type="checkbox"/> Density Bonus (varies by project)	3	<input type="checkbox"/> Cash subsidy from Inclusionary Unit Reserve Fund up to \$10,000 per unit for up to 50% of the affordable units provided.	2
<input type="checkbox"/> Parkland Development Fee Reduction	1	<input type="checkbox"/> Cash subsidy from Inclusionary Unit Reserve Fund of \$5000 for up to 50% of on-site afford-able units in projects with 49 or fewer detached units or projects with four or more stories and 75% of parking provided underground.	2
<input type="checkbox"/> Parkland Dedication Reduction	1	<input type="checkbox"/> Neighborhood Plan preparation assistance	1
<input type="checkbox"/> Off-street Parking Reduction up to 25%	1	<input type="checkbox"/> Assistance obtaining housing funding information	1
<input type="checkbox"/> Non-City provision of street tree planting	1		
<input type="checkbox"/> One addl. story in Downtown Design Zones	1		
<input type="checkbox"/> Residential parking permits in a PUD/PCD	1		
<input type="checkbox"/> Incentives Not Assigned a Point Value by Ordinance (Explain): _____			

**PART 6 – WAIVER:** The Plan Commission may waive the requirement to provide inclusionary dwelling units in the development if the applicant can present clear and convincing financial evidence that providing the required number of inclusionary dwelling units on-site renders providing the required number of inclusionary units financially infeasible. In such a case, a developer may request a waiver to provide the units off-site, assign the obligation to provide the units to another party, or pay cash in lieu of the units, or any combination of the above. If the waiver is granted, the required units may be provided as new construction off-site in another development within **one mile** of the subject development; off-site units shall be provided at least 1.25 times the number of units if provided within the subject development. Off-site units must be constructed within one year of the time that they would have been constructed within the subject development. The applicant may opt to pay money into the Inclusionary Unit Reserve Fund based on contribution rates established in Section 28.04 (25) of the Zoning Ordinance. If provision of the inclusionary dwelling units through the waiver is still financially infeasible, the developer may seek a reduction in the percent of units to the point where the project becomes financially feasible. If such a waiver is requested, a detailed explanation shall be provided in the required project narrative demonstrating the financial infeasibility of complying with the ordinance requirements and the rationale for the alternative proposed.

- If a waiver is requested, please mark this box  and include all of the necessary information required by the Zoning Ordinance and IZ Program Policy & Protocols to support your request.

**PART 7 – APPLICANT’S DECLARATION:**

The signer shall attest that this application has been completed accurately and includes all requests for incentives or waivers; that they have attended both required pre-application staff meetings and given the required notice to the district alderperson and neighborhood association(s) prior to filing this application; and that all required information will be submitted on the corresponding application for zoning and/or subdivision approval by the Plan Commission. The applicant shall begin the declaration by stating below whether or not the project complies with the various requirements of the inclusionary zoning ordinance. Check the applicable box and provide any supporting

Standards for Inclusionary Dwelling Units (IDUs)	Will Comply	Will not comply	Additional comments
Exterior Appearance of IDUs are similar to Market rate.	<input type="checkbox"/>	<input type="checkbox"/>	
Proportion of attached and detached IDU units is similar to Market rate.	<input type="checkbox"/>	<input type="checkbox"/>	
Mix of IDUs by bedroom size is similar to market rate.	<input type="checkbox"/>	<input type="checkbox"/>	

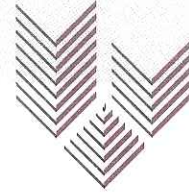
CONTINUE →

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Standards for Inclusionary Dwelling Units (IDUs) (continued)	Will Comply	Will not comply	Additional comments
IDUs are dispersed throughout the project.			
IDUs are to be built in <b>phasing</b> similar to market rate.			
<b>Pricing</b> fits within Ordinance standards			
Developer offers security during <b>construction phase</b> in form of deed restriction.			
Developer offers <b>enforcement</b> for for-sale IDUs in form of option to purchase or for rental in form of deed restriction.			
Developer describes marketing plan for IDUs.			
Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification.			
Terms of sale or rent.			
	<b>Yes</b>	<b>No</b>	<b>Additional comments</b>
Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations.			
Developer has requested waiver for off-site or cash payment.			
Developer has requested waiver for reduction of number of units.			
Other:			

- The applicant discussed this development proposal with representatives from the Planning Unit, Zoning Administrator and Community Development Block Grant Office on: → \_\_\_\_\_
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: → \_\_\_\_\_
- The applicant notified Alderperson \_\_\_\_\_ of District \_\_\_\_\_ of this development proposal in writing on: → \_\_\_\_\_
- The applicant also notified \_\_\_\_\_ of the \_\_\_\_\_ neighborhood in writing on: \_\_\_\_\_
- The Inclusionary Dwelling Unit Plan Application package contains ALL of the materials required as noted on this form. I, as the undersigned, acknowledge that incomplete or incorrect submittals may cause delays in the review of this project. I am also familiar with the ongoing developer responsibilities summarized on page #2 of this application and outlined in the Inclusionary Zoning Ordinance and Program Policy and Protocols.

**Applicant Signature** *Patrick McGivrey* **Date** 6/21/06 16  
**Printed Name** PATRICK MCGIVERY **Phone** (608) 516-9497



June 21, 2006

Plan Commission  
c/o Department of Planning and Development  
City of Madison  
215 Martin Luther King Jr., Blvd.  
Madison, WI 53710

Re: 415, 417 & 419 W. Dayton Street  
Letter of Intent

Dear Members of the City of Madison Plan Commission:

We are pleased to submit the Planned Unit Development - General Development Plan - Specific Implementation Plan application for the proposed condominium project to be located on Lot 7 and the Northeast ½ of Lot 6, Block 42, Original Plat of Madison, City of Madison, Dane County, Wisconsin.\*

The project is located on W. Dayton Street between Broom and Bassett Streets. McCaughey Properties, LLC will be introducing the first owner occupied condominium development in this block. The four-story all masonry exterior condominium project is intended to provide a living unit with a purchase price that will be affordable to more first-time buyers who are interested in living in the Isthmus. Purchase price will range from approximately \$210,000 to \$249,000. The project will provide for 100% underground parking with no surface parking. There will be a well landscaped rear yard in lieu of the present gravel parking lots that permeate the neighborhood. The project sits across the street from the transition zone in the design district which calls for a height of 40'-0" on the north side of W. Dayton Street. Our project meets the intent of that transition zone called for on the north side of the street.

The project will consist of a single structure building consisting of 20 units with a mix of (7) one-bedroom units and (13) two-bedroom units for a total of 33 bedrooms or an average of 1.65 bedrooms per unit.

Underground automotive parking stalls will be provided, including (2) handicap-parking stalls and (26) regular stalls. (26) underground bike stalls and (3) outdoor surface bike-parking stalls will also be provided. Access to the underground parking will be via a driveway from W. Dayton Street. The required loading zone is proposed to be at curb side.

\* See Exhibit A attached for legal description.

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The lot area is 13,159 square feet or .302 acres. The total building area will be 44,917 square feet consisting of 18,630 square feet of two underground parking levels and 26,287 square feet of residential area over 4 floors. The building height from first floor (measured at main entry to top of parapet) shall be 42'-0" (City Datum 55'-0").

The overall density is 66.2 units per acres. The total usable open space is 4,644 square feet consisting of 1,501 square feet of apartment decks, and 3,143 square feet of at grade outdoor patio. This results in 232 square feet of usable open space per unit and 140 square feet of usable open space per bedroom.

The building will be of masonry construction and designed to provide a strong urban presence. Building detail, setbacks and strong ground level landscaping will accent that strong urban presence.

The Condominium Association will manage the building. Trash and snow removal will be provided by private contract.

The proposed construction schedule is to commence with construction on March 31, 2007 with occupancy available by March 1, 2008. Construction shall include possible demolition of the existing three houses however there is the option to offer these buildings for free to whomever will relocate them. This PUD-GDP-SIP application includes request for a demolition permit to demolish those structures.

The developer is intending to request for an IZ Zoning Waiver.

The development team includes the following:

Developer: McCaughey Properties, LLC  
914 W. Shore Drive  
Madison, WI 53715  
Telephone: (608) 257-8457  
Fax: (608) 257-2858

Architect: Gary Brink and Associates, Inc.  
8401 Excelsior Drive  
Madison, WI 53717  
Telephone: (608) 829-1750  
Fax: (608) 829-3056



Landscape Architect:

Ken Saiki Design, Inc.  
303 South Paterson Street  
Suite One  
Madison, WI 53703  
Telephone (608) 251-3600  
Fax: (608) 251-2330

Civil Engineer:

Quam Engineering, LLC  
4893 Larson Beach Road  
McFarland, WI 53558  
Telephone: (608) 838-7750  
Fax: (608) 833-7752

Sincerely,



Gary P. Brink  
Project Architect

Enclosures





## PLAT OF SURVEY

Lot 7 and the Northeast 1/2 of Lot 6, Block 42, Original  
PLAT OF MADISON, City of Madison, Dane County, Wisconsin

PROPOSED JOINT ACCESS EASEMENT FROM THE OWNER OF THE NE  
1/2 OF LOT 6, BLOCK 42 OF THE ORIGINAL PLAT OF MADISON

### DESCRIPTION:

Part of the Northeast 1/2 of Lot 6, Block 42 of the original PLAT OF  
MADISON, located in the City of Madison, Dane County, Wisconsin, more fully  
described as follows:

Commencing at the North corner of Lot 7, Block 42 of the original PLAT OF  
MADISON;

Thence S44°59'49"W, 99.39 feet along the Northwest line of said Block 42 to  
the point of beginning of this description at the West corner of the Northeast  
1/2 of said Lot 6;

Thence N44°59'49"E, 4.00 feet along said Northwest line;

Thence S44°59'47"E, 88.00 feet;

Thence S45°00'13"W, 4.00 feet to the Southwest line of the Northeast 1/2  
of said Lot 6;

Thence N44°59'47"W, 88.00 feet along said Southwest line to the point of  
beginning of this description.

This easement contains 352 square feet.

PROPOSED JOINT ACCESS EASEMENT FROM THE OWNER OF THE SW  
1/2 OF LOT 6, BLOCK 42 OF THE ORIGINAL PLAT OF MADISON

### DESCRIPTION:

Part of the Southwest 1/2 of Lot 6, Block 42 of the original PLAT OF  
MADISON, located in the City of Madison, Dane County, Wisconsin, more fully  
described as follows:

Commencing at the North corner of Lot 7, Block 42 of the original PLAT OF  
MADISON;

Thence S44°59'49"W, 99.39 feet along the Northwest line of said Block 42 to  
the point of beginning of this description at the North corner of the Southwest  
1/2 of said Lot 6;

Thence S44°59'47"E, 88.00 feet along the Northeast line of the Southwest  
1/2 of said Lot 6;

Thence S45°00'13"W, 4.00 feet;

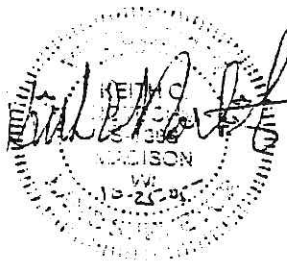
Thence N44°59'47"W, 88.00 feet to the Northwest line of said Block 42;

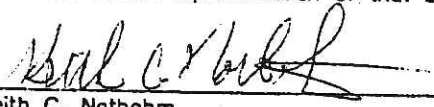
Thence N44°59'49"E, 4.00 feet along said Northwest line to the point of  
beginning of this description.


This easement contains 352 square feet.

### SURVEYOR'S CERTIFICATE:

I, Keith C. Notbohm, Wisconsin Registered  
Land Surveyor No. S-1386, hereby certify  
that I have surveyed the property described  
hereon, and that the plat shown is a correct  
and true scaled representation of that survey.



  
Keith C. Notbohm  
Registered Land Surveyor, S-1386  
SURVEYED: October 19, 2005

 **Keith Notbohm**  
Land Surveying, Inc.  
6314 Odama Road, Suite A  
Madison, Wisconsin 53719  
(608) 277-0503

OFFICE MAP NO. 642 S  
SHEET 2 OF 2

EXHIBIT A

**LOT 7 AND THE NORTHEAST ½ OF LOT 6, BLOCK 42, ORIGINAL  
PLAT OF MADISON, CITY OF MADISON,  
DANE COUNTY, WISCONSIN**

**415, 417 & 419 W. DAYTON STREET**

**PLANNED UNIT DEVELOPMENT  
SPECIFIC IMPLEMENTATION PLAN  
PUD-SIP  
ZONING TEXT**

The following is the Planned Unit Development-Specific Implementation Plan (PUD-SIP) zoning text for Lot 7 and the Northeast ½ of Lot 6, Block 42, Original Plat of Madison, City of Madison, Dane County, Wisconsin.

**A. USES:**

Lot 7 and the Northeast ½ of Lot 6, Block 42, Original Plat of Madison, City of Madison, Dane County, Wisconsin, shall be used for a single structure building consisting of 20 condominium units with a unit mix of (7) one-bedroom units (35%) and (13) two-bedroom units (65%), 27 underground automotive parking stalls (including 2 handicap parking stalls), 20 underground bike stalls and 3 outdoor surface bike parking stalls and accessory uses.

**B. BULK REGULATIONS**

1. Height Regulation:

The building shall consist of two underground parking levels and four above ground dwelling unit levels. The total building height from first floor (measured at main entry to top of parapet) shall be 42'-0" (City Datum 55'-0").

2. Lot Size and Building Area:

The lot area is 13,159 square feet or .302 acres.

The total building area shall be 44,917 square feet consisting of 18,630 square feet of two underground parking levels and 26,287 square feet of residential area (first floor 5,587 square feet, second floor 6,900 square feet, third floor 6,900 square feet & fourth floor 6,900 square feet)

3. Setbacks:

Rear: 28'

Front: 8'

Side: 10'

Side: 10'

4. Density: The density shall be 66.2 units per acre.

5. Usable Open Space:

The total useable open space shall be 4,644 square feet consisting of 1,501 square feet of unit decks and 3,143 square feet at grade level. The useable open space per unit is 232 square feet and the useable open space per bedroom is 140 square feet.

6. Off-Street Loading Facilities:

Off-street loading facilities shall be provided by one curb side loading zone.

7. Off-Street Parking:

Off-street parking shall consist of two underground parking levels consisting of 28 automotive parking stalls including 2 handicapped parking stalls. Access to and from the underground parking levels shall be via a driveway from W. Dayton Street. There shall be 26 underground garage levels bike stalls and 3 outdoor bicycle parking stalls.

**C. MANAGEMENT/MAINTENANCE PLAN:**

1. Repairs to the common areas will be done immediately upon learning of the need and, if appropriate, damages assessed against the proper individuals.
2. Access to the building will be by key only with an intercom system to allow entry for visitors.
3. All residents will be provided the office emergency telephone number and an after hours emergency telephone number to provide for everyday 24 hour maintenance and security coverage.
4. The building will be managed by the Condominium Association.

**D. FAMILY DEFINITION/PERMITTED:**

Family shall be defined per M.G.O. Sec. 28.03(2) and shall be permitted as it applies to the R6 zoning district. The occupancy of the building shall be limited to no more than two persons in each one-bedroom condominium and four persons in each two-bedroom condominium.

**E. SITE IMPROVEMENTS:**

1. Streets:

Access to and from the site shall be directly to and from W. Dayton Street. Curb cuts shall be deleted and added per the approved plans.

2. Water, Storm Sewer and Sanitary Sewer:

The building shall be served by the existing water, storm sewer and sanitary sewer in the existing public right-of-way.

3. Solid Waste, Snow Removal and Maintenance:

Solid waste collection, snow removal and maintenance shall be by private contract.

**F. LANDSCAPE AND SIGNAGE:**

Landscaping shall be per the approved plans. Landscaping and signage shall be installed per the plans approved in the Planned Unit Development-Specific Implementation. Signage shall be in conformity with Chapter 31 of the Madison General Ordinances for the R6 zoning district.

**G. SALES PRICES:**

**H. CONSTRUCTION IN CONFORMITY WITH APPROVED PLANS:**

All construction of all site and building improvements, including landscaping and signage as specified above, shall be in conformity with the approved plans as attached to this PUD-SIP.

**I. ALTERATIONS TO SIP:**

No amendment to this Planned Unit Development-Specific Implementation Plan PUD-SIP may be made without the approval of the Common Council of the City of Madison, except that minor alterations to the Planned Unit Development-Specific Implementation Plan PUD-SIP may be made by the Director of the Planning Unit as provided for in the Madison General Ordinances.

\* See Exhibit A attached for legal description.

**END**

## CAPITOL BASSETT, LLC

---

914 West Shore Drive  
Madison, WI 53715  
Phone 608-516-9497  
Fax 608-257-2858  
Email apartments@charterinternet.com

September 1, 2006

Dear Members of the Plan Commission,

RE: 415, 417 & 419 West Dayton located in Mifflin West District

Below is a summary of meetings, presentations, and discussions involving West Dayton Street along with a summary of conditions.

In the spring of 2005, we met with Alder Verveer to gather information and feedback on ideas and concerns regarding the above site.

August 15, 2005, we had our first informal meeting with a small group of members of the community that included Ledell Zellers (President of Capitol Neighborhoods) and Davy Mayer (Chair of Mifflin West).

Between August 15, 2005 and February 16, 2006, we met with Alder Verveer several more times, individual members of city staff, City Staff Round Table and held tours of the houses with various members of the neighborhood.

February 16, 2006, we attended and presented at a Neighborhood Meeting organized by Alder Verveer (attached is a list of attendees). Based on the positive feedback received, a steering committee was organized to oversee the project.

March 22, 2006 met with Urban Design Commission (UDC) for an informational presentation.

With the recommend changes from UDC, we held a meeting with the Mifflin West Steering Committee, headed by Chair Davy Mayer with Peter Ostlind serving in an advisory position. Backed with their support, an approval presentation was scheduled with UDC.

July 13, 2006, Davy Mayer reported at the monthly Capitol Neighborhoods Executive Council "he has yet to hear any opposition" in regard to proposal (attached is copy of excerpted minutes).

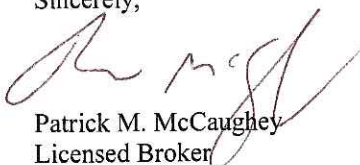
July 22, 2006, the proposal received unanimous approval from UDC.

August 21, 2006, communication with Davy Mayer (Chair of Mifflin West District) supporting the project, understanding the financial constraints involved and agreeing that relocation(s) would be better but not mandated (copy of e-mail attached).

In summary, the buildings have reached their economic life span. With crumbling limestone foundations, inadequate/dangerous wiring for current demands, galvanized/lead plumbing, deteriorated wood, insufficient insulation/windows, excessive energy costs, altered floor plans, as a whole, make restoration prohibitive, unfeasible and improbable.

The Mifflin West District supports our efforts to strengthen the neighborhood with owner occupied housing and has followed the publicity regarding preliminary relocation(s) efforts. More than a good faith effort has been made in generating interest. Final approval will enable us to provide availability dates to interested parties as we continue our efforts.

Sincerely,



Patrick M. McCaughey  
Licensed Broker

Enclosures: Photographs of existing houses/conditions & recycling plan

*(Note: These minutes are the first draft and have not been approved by the Executive Council. Please see next months minutes for any corrections.)*

**CAPITOL NEIGHBORHOODS, INC.**

**Minutes of Executive Council Meeting held Thursday, July 13, 2006.**

**MEMBERS PRESENT:** Zellers (President), Phelps, Megan Christiansen, Patterson, Hecht, Mohs, Mayer, Skrentny, Holloway, Fisher, Hees, Harkey, Dory Christensen, Donna Asif, Lodahl, O'Brien, and Verveer.  
**GUEST PRESENT:** Police Capt. Mary Schauf.

**Mifflin West.**


---

Mayer reports that developer Pat McCaughey is proposing to demolish three homes on 415-19 W. Dayton St. and erect 20 condo units. Mayer has yet to hear any opposition. Verveer noted the developers went before UDC last night (7/12).

**State/Landon.**

 Read Message

[Printable View](#) [Previous](#) [Next](#) [Back 1](#)

**From:** "Davy Mayer" <davy@mayer.net>   
**Date:** 2006/08/21 Mon PM 08:31:40 EDT  
**To:** apartments@charterinternet.com  
**Subject:** Re: Re: Dayton Street Project

[Reply](#) [Reply All](#) [Forward](#) [Delete](#) [Move To: \(Choose Folder\)](#)

I have heard some interest in them, and will try to pass that on to you (as well as continuing to mention it to my fellow CNI members).

I support your project, and doubly so if you can manage to save one or more of those houses. Honestly, I don't care so much about recycling. I'm personally more about preservation of these old homes, but realize that the financials of maintaining them in their current locations and as rental properties isn't always feasible. In that event, if they can be moved, then all the better.

Davy Mayer

> ----- Original Message -----  
> From: apartments@charterinternet.com  
> To: "Davy Mayer" <davy@mayer.net>  
> Subject: Re: Re: Dayton Street Project  
> Date: Mon, 21 Aug 2006 19:33:46 -0400  
>  
>  
> Yes, we are delayed until their (plan commission) next's meeting.  
>  
> I had a lot of press (Capitol Times, Badger Herald, Channel 15) earlier this  
> year in regard to houses for \$1.00. I took peoples names that were interested  
> but it is difficult to say at this time if anyone will actually come through.  
>  
> I am willing to spend the money again to get the word out in regard to their  
> availabilty and work with people who are interested in moving them and like  
> before, would put more than a good faith effort in relocation(s).  
>  
> I trust that these efforts, along with our recycling plan, will meet with your  
> approval.  
> >  
> > From: "Davy Mayer" <davy@mayer.net>  
> > Date: 2006/08/20 Sun PM 12:00:39 EDT  
> > To: apartments@charterinternet.com  
> > Subject: Re: Re: Dayton Street Project  
> >  
> > Sounds good. Do you currently have people interested in moving any of the  
> > existing houses rather than demolishing them?  
> >



MCCAUGHEY  
516-9497 cell  
257-2858 fax

# NEIGHBORHOOD MEETING

2/16/2006 7:30 PM  
REGARDING: 415 W. Dayton St  
437-443 W. MIFFLIN ST.

MDC FAX  
256-1560

FRANK STANISZEWSKI Med. Development Corp.

JOE HOUSEMAN " " "

Joe Dillenburg Resident 424 W Miffin

DR MCCAUGHEY

Ledell Jeffers 510 N. Carroll St -

PETER PATZIND 533 W. Main

Lynn Heidmann Badger Herald

#256-165

Rosemary Lee 111 W WILSON ST #108

DAVE MAJER <sup>MIFFLIN</sup> WEST NEIGHBORHOOD / CNE

Pat + Paul Heiser 360 W. WASHINGTON AVE

Tim Harris 505 W. Miffin Apt #2

Jon ~~sp~~ 505 W. Miffin St

Lukas Grady 505 W. Miffin St

Dan Keller

Jim Glueck Glueck Architects

Mike Verner

Sheridan Glen

GENE DEVICIA 28 EAST Gilman St

RICHARD RATHMANN 333 W. DAYTON, APT. 704

Tish Jeffers Stoughton, WI (but would like to

Brandon Harow 11 North <sup>Pauline in Madison</sup> Street

Madison, WI 53703

Claire Jones 633 N. Frances Madison, WI 53703

John Leppanen Daily Cardinal



Madison Environmental Group, Inc.  
25 North Pinckney  
P.O. Box 1607  
Madison, WI 53703  
608.280.0800 phone  
608.280.8108 fax  
meg@madisonenvironmental.com

## Deconstruction Reuse and Recycling Plan

September 2006

**Client:** Capitol Bassett, LLC  
**Project:** West Dayton Street Condominiums  
**Location:** 415, 417, 419, and 421 West Dayton Street, Madison, Wisconsin

### Executive Summary

Madison Environmental Group conducted site visits to three homes located at 415, 417, 419, and 421 West Dayton Street. These early 1900s homes may be deconstructed as part of a planned 20-unit condominium development. Alternatively, the owner has offered the homes for \$1 to anyone who wishes to move them to another location (See Capital Times Article in Attachment E).

We assessed reusable and recyclable materials to develop this plan, which can assist in maximizing the quantity of material diverted from the landfill during deconstruction. This plan identifies the reusable and recyclable materials and outlines an approach for getting these materials out of the house and to qualified reuse and recycling markets.



415 West Dayton Street



417 West Dayton Street



419/421 West Dayton Street

The Deconstruction Reuse and Recycling Plan includes three sections, coordinated with the project timeline:

- I. **Reuse Phase:** This section recommends an approach for marketing high value reusable items for donation or sale prior to any deconstruction activities. The approach is based on a detailed written and photographic reusable items inventory which is also included in this document. Reusable items in the current building include building materials, fixtures, appliances, and equipment.
- II. **Pre-Deconstruction Phase Recycling:** This section identifies which regulated materials must be removed for recycling prior to full house deconstruction. The items at this site that qualify for recycling at this stage of the process include refrigerators and light bulbs.

**Project:** West Dayton Street Condominiums, Madison, Wisconsin

## I. Reuse Phase

To reuse something is to use something again in its original form for the same or different purpose. Reusing an item is the most environmentally friendly form of recycling. However, it takes time to identify markets for donation or resale. Therefore it is critical to focus on the highest value items for reuse.

Madison Environmental Group developed an inventory of the highest value, and potentially reusable items that will not be removed by the current tenants or by the owner. A low to moderate level of reusable assets was identified.

Some of the highest value items that should be made available for sale or donation include:

- *Building Materials:* High quality wood doors, hardwood flooring, wood paneling, wood trim, wood handrails, and minimal ceiling tile.
- *Equipment and Appliances:* Washers, dryers, oven and stovetop ranges, water heaters, and refrigerators.
- *Other:* Metal radiators.



There are several other important notes on items of reuse value:

- The metal radiators can be recycled if they are not reused. Recycling metal can yield a rebate. See metal recycling section below for more information.
- Other lower value items that could be made available free to individuals and organizations in our community for reuse include: a propane grill, plastic trash containers, wooden railroad ties, landscaping plants and stones, light fixtures, bathroom fixtures, remaining furniture, ceiling tile, glass patio table, and wooden pallets.
- If the parking lot and driveway gravel is not kept on site, it can be posted on Madison Freecycle, Madison Stuff Exchange, SustainDane, and/or Craigslist for free.
- Painted materials require testing for lead. If the materials are found to contain lead paint, the sale or transfer of the materials is prohibited by law.

### Donation/Sale of Items of High Reuse Value

Given the time and labor needed to conduct reuse activities, it is important to pursue an efficient approach that focuses on items with the highest reuse value.

The approach, detailed below, could be considered to maximize reuse of the highest value materials remaining in the homes. Capitol Bassett, LLC should ultimately choose a course of action that best meets project timelines, recycling goals, marketing interests, and stakeholder expectations. The appointed Recycling Manager should lead the reuse activities and document the results.

**Project:** West Dayton Street Condominiums, Madison, Wisconsin

regulations require recycling bulbs and ballasts containing mercury, lead, and PCBs. However, we recommend recycling all types of bulbs at the site to reduce future liability.

- *Recyclers:* Bulbs and ballasts can be collected directly by recyclers or by consolidators that transport them to recyclers. The consolidator and recycler must be licensed or otherwise legitimate, and in compliance with applicable environmental regulations. Locally, PKK Lighting (608-836-7821) is a consolidator, and Midwest Lamp Recycling (608-275-6760) is a recycler. Both offer barrels and boxes to consolidate materials on site, and transportation to their facilities. A complete list of consolidators and recyclers is available on the Wisconsin Department of Natural Resources (DNR) website, <http://www.dnr.state.wi.us/markets/matsearch.asp>.

#### Thermostats Containing Mercury

- *Site Materials:* Madison Environmental Group did not identify any mercury containing thermostats. If any are found at any point of time, they must be recycled. Mercury containing thermostats hold mercury equivalent to the amount in 200-300 fluorescent bulbs. Mercury is a hazardous waste, but the Universal Waste Rules allow thermostats to be recycled without going through hazardous waste permitting processes. All the manual thermostats containing mercury at the site must be recycled.
- *Recyclers:* Mercury containing thermostats can be recycled by taking them to Dane County Clean Sweep (2302 Fish Hatchery Road – call ahead 608-294-5358 for hours), to public drop-off locations listed in Attachment B, or to the HVAC contractor on the project. John Reindl, Recycling Manager for Dane County can be contacted at (608) 267-8815 for further assistance with identification or recycling of mercury containing thermostats.

#### Refrigerants and Appliances

- *Site Materials:* There are refrigerators on the site that utilize refrigerants (aka Freon or coolant), which are regulated by State and Federal law. If the equipment is newer and in good condition, there may be a reuse market. All appliances that are not sold or donated for reuse should be recycled, as equipment containing refrigerants is banned from the landfill. All refrigerants and coolants, however, must be removed prior to scrapping the equipment at a metals recycler. Window air conditioning units that are not removed by tenants or sold for reuse must be drained of their coolants before recycling.
- *Recyclers:* The entity recovering the refrigerants and coolants must be registered with the DNR. If the demolition contractor itself is not registered to perform refrigerant recovery, local appliance salvagers or HVAC companies that are registered with the DNR should be used. A complete list of registered entities in Dane County is in Attachment C. Appliances and HVAC units can be recycled at any metal salvage company (*see Metal section below*).

### **III. Deconstruction Phase Recycling**

The bulk of recyclable material on deconstruction projects resides in the structural and exterior components of the building. For these three homes, foundational concrete and concrete blocks, as well as asphalt roof shingles, represent the largest volume of materials to be recycled. Painted brick, concrete, and concrete block must be tested for lead bearing paint prior to recycling (*see Concrete, Brick, and Block and Asphalt Shingle sections below*). Wood that is painted, stained, or treated cannot be recycled.

**Project:** West Dayton Street Condominiums, Madison, Wisconsin



The exterior foundation of 419/421 contains painted concrete block.



The foundations of 415 and 417 contain concrete block.



The driveway between 417 and 419/421 is concrete.

- *Recyclers:* Concrete, brick, and block dumpsters can be hauled to any qualified crushing and recycling company such as Wingra Stone (608-271-5555) and Homburg Concrete (608-241-1178). At the time of this plan, the approximate cost to recycle concrete or brick is \$1.50/ton (versus \$36/ton to landfill). A complete list of recyclers in Dane County can be found in Attachment D. Lead bearing paint can be tested with an XRF instrument by Assurance Inspection Services' Dick Horn (608-695-4858).

#### Cardboard, Paper, Cans, and Bottles

- *Site Materials:* Cardboard boxes, cans, and bottles being used by current tenants are present on site. Any cardboard, paper, cans, and bottles remaining on site after the tenants move out, or generated by work crews during deconstruction, must be recycled according to Wisconsin law.
- *Recyclers:* Cardboard, paper, cans, and bottles can be processed by various recyclers in the Madison area, including Recycle America (608-273-2500), Pellitteri (608-251-3290), Royal (608-221-1919), and Green Valley (608-849-8778).

*Wood is not required to be recycled, but demolition contractors are encouraged to recycle if it is possible.*

#### Wood

If possible, the demolition contractor will collect unpainted and untreated dimensional lumber and engineered lumber, such as oriented strand board (OSB), plywood, and particleboard, for recycling. Pallets may be reused or recycled. All unpainted and untreated lumber should be free of physical contaminants, such as plaster, metal, and plastic. We recommend that wood then be hauled and shredded by Pellitteri Waste Systems (608-251-3290) or Royal Container Service (608-221-1919). If recyclable wood can be separated during deconstruction it saves money. With the current fees for wood, recycling 4.8 tons (30 cubic yards) of wood scrap would cost approximately \$85 while sending it to the landfill would cost approximately \$225.

Project: West Dayton Street Condominiums, Madison, Wisconsin

**Attachment B: Public Thermostat Recycling Locations in Dane County**[http://www.countyofdane.com/pwht/recycle/public\\_locations.aspx?type=6](http://www.countyofdane.com/pwht/recycle/public_locations.aspx?type=6)

Business	City, State	Zip Code	Fee	Notes
<b>Ace Hardware</b> 320 N Midvale Blvd 441-6900	Madison, WI	53705	Charge	
<b>Ace Hardware-Meadowood</b> 5726 Raymond Rd 271-9799	Madison, WI	53711	Charge	
<b>Dane County Clean Sweep</b> 2302 Fish Hatchery Road 294-5358	Madison, WI	53713	Free	
<b>Dane Lumber &amp; Home Center</b> Hwy 113 849-5515	Dane, WI	53529	Free	
<b>Dorn Hardware</b> 1348 S Midvale Blvd 274-2511	Madison, WI	53711	Charge	
<b>Dorn Hardware</b> 127 N Broom 256-0530	Madison, WI	53703	Charge	
<b>Dorn True Value Hardware</b> 926 Windsor St 837-2110	Sun Prairie, WI	53590	Charge	
<b>Dorn True Value Hardware</b> 209 Cottage Grove Rd 222-5511	Madison, WI	53716	Charge	
<b>First Supply Madison</b> 6800 Gisholt Drive 222-7799	Madison, WI	53713	Free	
<b>Gustave A. Larson Co.</b> 4537 Pflaum Road 221-3301	Madison, WI	53718	Free	
<b>Jim's Heating &amp; Air Conditioning</b> 580 Enterprise Avenue 424-6518	Belleville, WI	53508	Free	
<b>Madison Gas &amp; Electric Co.</b> 133 S Blair Street 252-7117	Madison, WI	53703	Free	
<b>Mazo Hardware Hank</b> 15 Brodhead 795-9919	Mazomanie, WI	53560	Free	
<b>Meikle's True Value Hardware Inc</b> 2865 N Sherman Avenue 241-1541	Madison, WI	53704	Charge	
<b>Menard's</b> 6401 Cops Ave 224-2483	Madison, WI	53716	Free	
<b>Menard's</b> 430 Commerce Drive 829-4683	Madison, WI	53719	Free	
<b>Menard's</b> 2102 East Springs Drive 245-2321	Madison, WI	53704	Free	

**Deconstruction Reuse and Recycling Plan****September 2006****Project:** West Dayton Street Condominiums, Madison, Wisconsin**Attachment C: Refrigerant Recovery Facilities**

<i>FACILITY NAME</i>	<i>FACILITY ID</i>	<i>ADDRESS</i>	<i>CITY</i>	<i>PHONE</i>	<i>TYPE</i>	<i>EXP DATE</i>
ALL SEASONS SERVICES, INC	113151060	5026 VOGES RD	MADISON	608-838-2555	2	03/31/2006
AMERICAN TV SERVICE	113282180	2601 WHALEN LANE	MADISON	608-271-1001	2	06/30/2006
CENTRAL WISCONSIN CENTER	113228720	317 KNUTSON DR	MADISON	608-301-9200	2	06/30/2006
COMPLETE TEMPERATURE CONTROL SERVICES	113317270	1413 HOMMEN ROAD	DEERFIELD	608-764-2779	2	09/30/2006
EVENAIRE COMPANY, INC	113272720	3215 BURKE AVE	MADISON	608-249-9285	2	06/30/2006
GARY'S APPLIANCE REPAIR	113275360	2405 VONDRON RD	MADISON	608-221-1150	2	12/31/2006
GENERAL HEATING AND AIR CONDITIONING, INC	113276130	2920 PERRY ST	MADISON	608-271-3900	2	12/31/2006
H & H INDUSTRIES, INC	113247090	2801 SYENE RD	MADISON	608-273-3434	2	12/31/2006
HANDY APPLIANCE CENTER INC	113268100	828 COLUMBUS ST	SUN PRAIRIE	608-837-7550	2	06/30/2006
HARKER HEATING & COOLING INC	113330360	87 W BELTLINE HWY	MADISON	608-255-6902	2	12/31/2006
HUSSMAN WISCONSIN	113337840	5817 FEMRITE DR	MADISON	608-222-9697	2	03/31/2006
JOHNSON CONTROLS, INC	113245330	2400 KILGUST RD	MADISON	608-226-5100	2	12/31/2006
KIRCH APPLIANCE INC	113272940	464 N SHERMAN AVE	MADISON	608-246-4246	2	09/30/2006
MOOR'S SALVAGE & CFC RECOVERY INC	113244450	6421 EDNA TAYLOR PARKWAY	MONONA	608-223-9220	2	09/30/2006
ST VINCENT DE PAUL SOCIETY	113253140	1109 JONATHON DR	MADISON	608-278-2920	2	03/31/2006

**Project:** West Dayton Street Condominiums, Madison, Wisconsin

### **Attachment E: House For Sale Cheap -- With A Hitch**

The Capital Times :: METRO :: B1

**Monday, February 6, 2006**

**By Samara Kalk Derby The Capital Times**

Who says there's no affordable housing in downtown Madison?

There's a small -- some might even say charming -- white house at 415 W. Dayton St. that is for sale for \$1.

But before you secure the mortgage, there are a couple of catches: It's a fixer-upper's fixer-upper, and the land it's sitting on is not part of the deal. Oh, and you'll need to have the house moved, preferably to a nearby lot.

Still interested?

The owner might even throw in the two adjacent homes at 417 and 419 W. Dayton St. for good measure.

"It's going to take a special person," allowed Patrick McCaughey, who bought the three 100-year-old properties 1 1/2 years ago and is currently renting them to UW-Madison students.

"I'm going to do my best to see if somebody wants it," McCaughey said after a quick tour of the property Sunday. The house is listed as Prairie or Craftsman style but could just as easily be characterized as a Cape Cod or Old Style home.

McCaughey is up front about the house's shortcomings, pointing out areas of wood that are rotting, foundation that is crumbling and electrical wiring that needs updating. It does have a new roof, however.

A first-time developer who owns more than a dozen properties in central Madison, McCaughey is planning a 20-unit "work force"-priced condominium project in the middle of a predominately student area. The condos, being designed by architect Gary Brink, would start in the low \$200,000s, McCaughey said.

He put up a Multiple Listing Service notice last week and has already had 15 to 20 calls, most people promising to drive by and get back to him.

Another potential hurdle for McCaughey's project is neighborhood approval. He and Brink plan to meet with neighbors at 7:30 p.m. Feb. 16 at the Madison Senior Center, 330 W. Mifflin St., in an event set up by downtown Ald. Mike Verveer.

The meeting will be the first time most of the neighborhood will learn of the project, said Verveer, who has been talking to McCaughey for months.



**Project:** West Dayton Street Condominiums, Madison, Wisconsin

Childs' company also moved more than a dozen homes that were in the path of the U.S. 12 expansion between Middleton and Sauk City.

He took five houses off of Old Sauk Road, relocating three to Portage, one to Blue Mounds and one to Brooklyn.

"I thought the man was going to kiss me when I said I would take them all," Childs said.

The cost of moving a home can run between \$15,000 and \$25,000, Childs and McCaughey say.

But that amount can reach \$80,000 after utility considerations and the cost of a police escort are factored in, McCaughey said. Homes need to be moved in the middle of the night when there is no traffic.

But because most of the time buyers don't pay anything for the home, buying an unwanted home can be a good deal provided the buyer has land nearby and is able to do the renovating, Childs said.

"It costs so much to build," Childs said.

\ E-mail: [skalk@madison.com](mailto:skalk@madison.com)

**PROJECT:**  
**CONDOMINIUMS**  
 415-419 WEST DAYTON STREET  
 MADISON, WISCONSIN

**CLIENT:**

**MCCAUGHEY PROPERTIES, LLC**  
 914 WEST SHORE DRIVE  
 MADISON, WISCONSIN 53715  
 PHONE: 608-257-8457

**ARCHITECT:**

GARY BRINK & ASSOCIATES, INC.  
 8401 EXCELSIOR DRIVE  
 MADISON, WISCONSIN 53717  
 PHONE: 608-829-1750  
 FAX: 608-829-3056  
 PRINCIPAL CONTACT: GARY BRINK

**CIVIL ENGINEER:**

QUAM ENGINEERING, LLC.  
 6621 MEREDITH WAY  
 MC FARLAND, WISCONSIN 53558  
 PHONE: 608-838-7750  
 FAX: 608-838-7752  
 CONTACT: RYAN QUAM

**LANDSCAPE ARCHITECT:**

KEN SAKI DESIGN, INC.  
 303 SOUTH PATERSON ST. SUITE ONE  
 MADISON, WISCONSIN 53703  
 PHONE: 608-251-3600  
 FAX: 608-251-2330  
 CONTACT: PAT SAKI

**DEVELOPMENT DATA:**

**LEGAL DESCRIPTION:**  
 LOT 7 AND THE NORTH-EAST 1/2 OF LOT 8 BLOCK  
 42 ORIGINAL PLAT OF MADISON, CITY OF MADISON,  
 DANE COUNTY, WISCONSIN

**PARKING DATA:**

REG. UNDERGROUND PARKING STALLS 26  
 HANDICAP PARKING STALLS PROVIDED 26  
 HANDICAP PARKING STALLS REQUIRED 191  
 PARKING STALLS PER UNIT 140

PARKING LEVEL, BICYCLE PARKING 26  
 EXTERIOR VISITOR BICYCLE PARKING 26  
 TOTAL BICYCLE PARKING 52

**UNIT MIX SUMMARY:**

FLOOR STORY	1 BEDROOM	2 BEDROOM	TOTALS
5TH FLOOR	1	1	2
2ND FLOOR	2	4	6
3RD FLOOR	2	4	6
4TH FLOOR	2	4	6
TOTALS	7 (850)	13 (850)	20
TOTAL UNITS	20		
TOTAL BEDROOMS	20		
TOTAL UNIT SQUARE	66		
TOTAL BEDROOM/SQUARE	100.2		
2 BEDROOM	1,068 SQ. FT.		
1 BEDROOM	794 SQ. FT.		

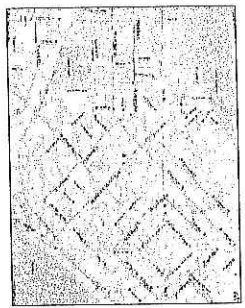
**LAND AREA:**

BUILDING AREA: 12,198 SQ. FT.  
 0.282 ACRES  
 PARKING LEVEL, 1  
 TOTAL SQ. FOOTAGE BELOW GRADE PARKING 31,800 SQ. FEET  
 TOTAL SQ. FOOTAGE BELOW GRADE PARKING 31,800 SQ. FEET  
 FIRST FLOOR BELOW GRADE GARAGE 19,400 SQ. FEET  
 SECOND FLOOR 8,900 SQ. FEET  
 THIRD FLOOR 8,900 SQ. FEET  
 FOURTH FLOOR 8,900 SQ. FEET  
 TOTAL BUILDING SQ. FOOTAGE ABOVE GRADE 44,917 SQ. FEET  
 TOTAL BUILDING SQ. FOOTAGE 44,917 SQ. FEET

**FLOOR AREA RATIO:**

USE OF OPEN SPACE 1,998  
 GROUND LEVEL USABLE OPEN SPACE 1,140 SQ. FEET  
 RESIDENT DECKS USABLE OPEN SPACE 1,501 SQ. FEET  
 TOTAL USABLE OPEN SPACE 3,641 SQ. FEET  
 USABLE OPEN SPACE PER UNIT 232.3 SQ. FEET  
 USABLE OPEN SPACE PER BEDROOM 147.9 SQ. FEET  
 BUILDING HEIGHT - 42'-0" (T.O. CORNER)  
 CURRENT ZONING DISTRICT R-8

**LOCATION MAP:**



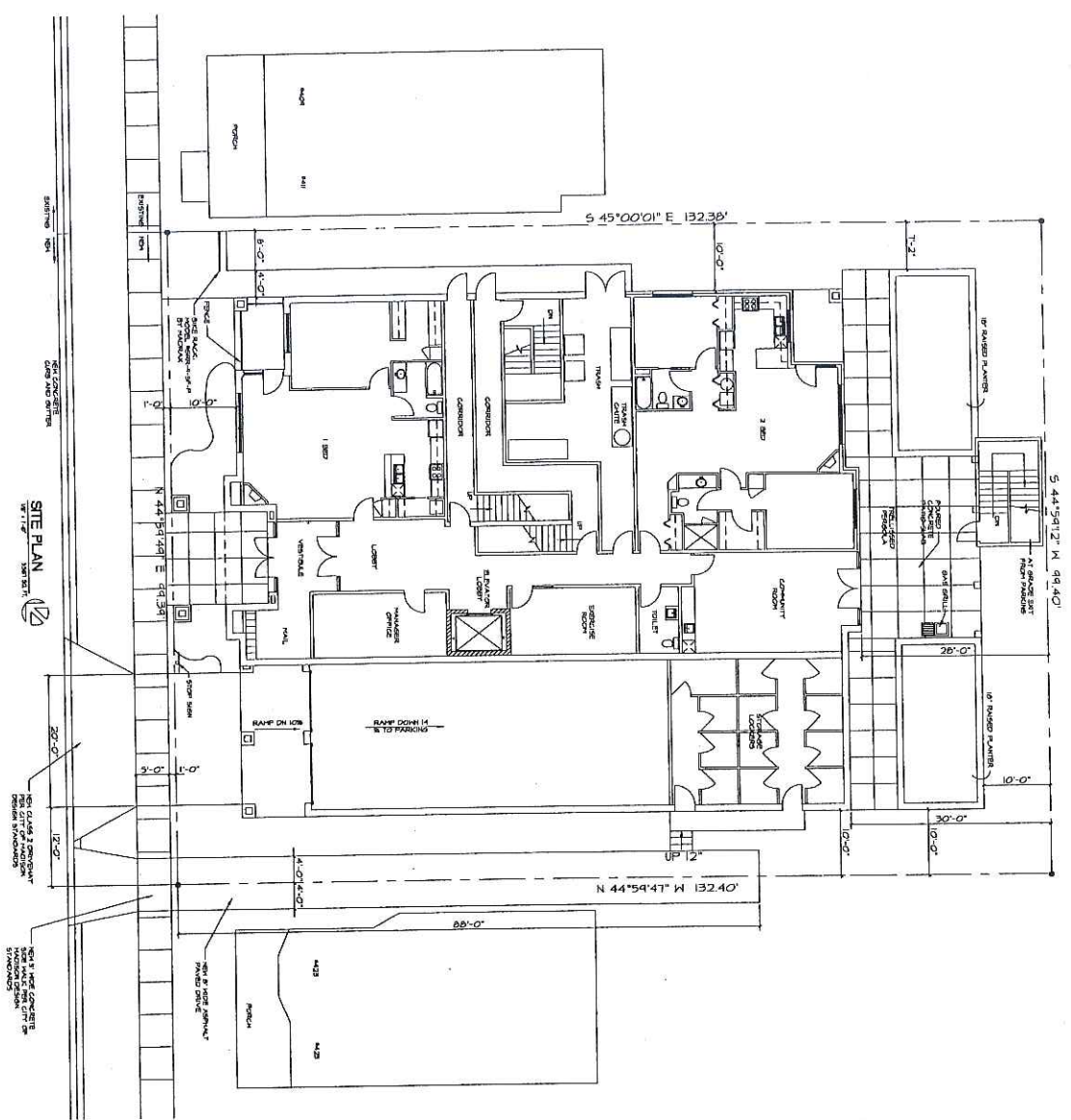
**SHEET INDEX:**

- 201 SITE PLAN
- L-1 LANDSCAPE PLAN
- C-1 EXISTING SITE PLAN
- C-2 GRADING AND EROSION CONTROL AND UTILITY PLAN
- 400-A PARKING LEVELS 1 & 2
- 401 LEVELS 1 & 2
- 402 LEVELS 3 & 4
- 601 SOUTH & WEST EXTERIOR ELEVATIONS
- 602 NORTH & EAST EXTERIOR ELEVATIONS



JOB #200523  
 JUNE 20, 2006

WEST DAYTON STREET



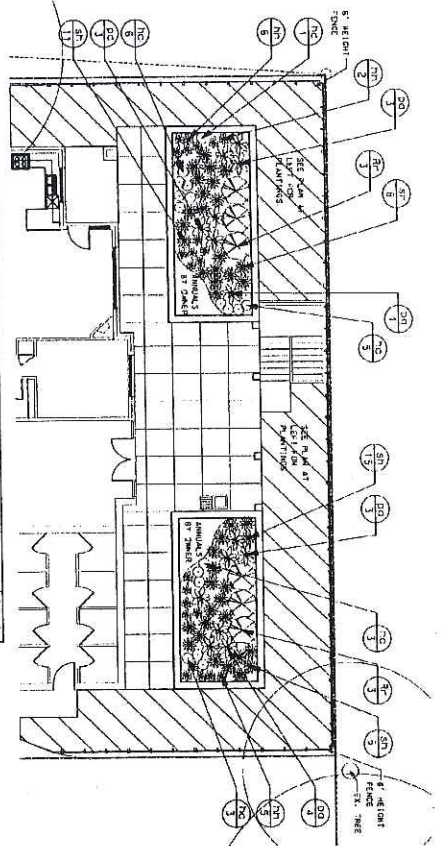
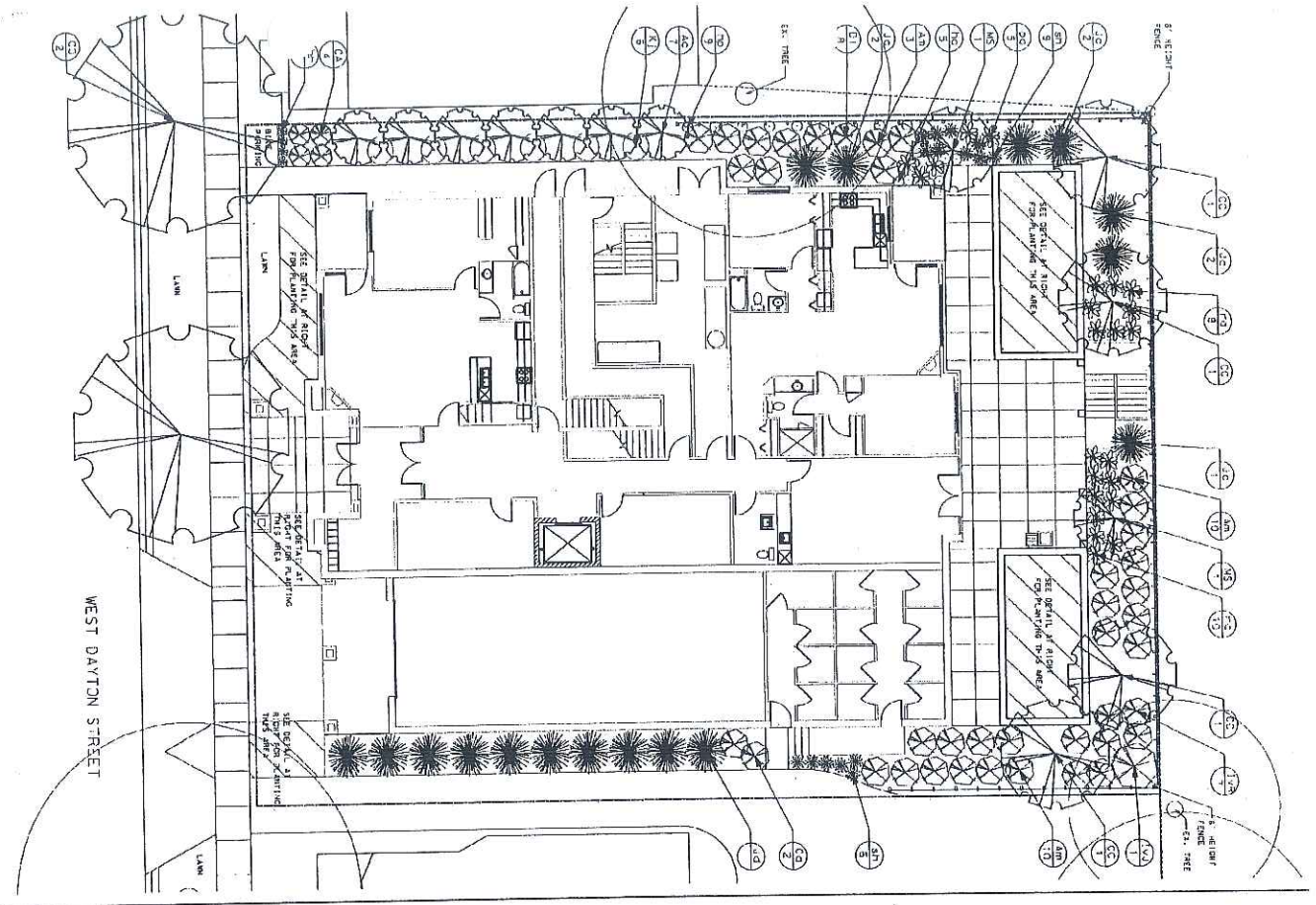
**SITE PLAN**  
SCALE: 1/8" = 1'-0"

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 PROJECT: 2003033  
 DATE: 08/20/03

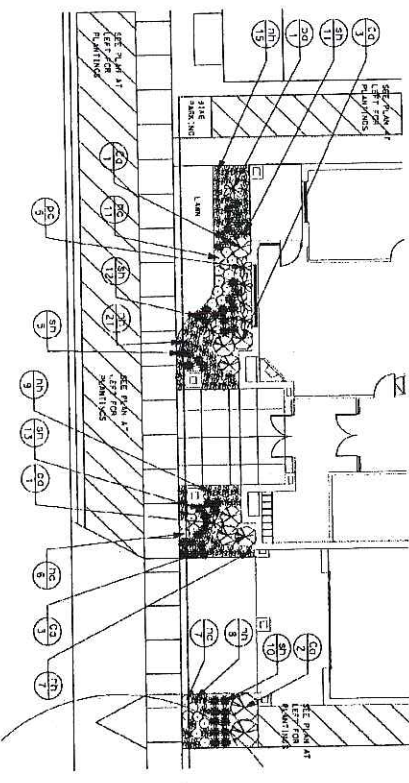
**PROJECT:**  
 415 - 419 WEST DAYTON STREET  
 WEST DAYTON STREET MADISON, WISCONSIN  
**CLIENT:**  
 MCCAUGHEY PROPERTIES, LLC  
 914 W. SHORE DRIVE MADISON, WISCONSIN 53715

**SHAW SMITH & ASSOCIATES**  
 ARCHITECTS  
 8401 PETERSON DRIVE  
 MADISON, WI 53717  
 608-439-2048 (FAX)





Key Botanical Name	Common Name	Quantity
CC1	Deciduous Trees	4
CC2	Castanopsis	2
CC3	Castanopsis	2
CC4	Castanopsis	2
CC5	Castanopsis	2
CC6	Castanopsis	2
CC7	Castanopsis	2
CC8	Castanopsis	2
CC9	Castanopsis	2
CC10	Castanopsis	2
CC11	Castanopsis	2
CC12	Castanopsis	2
CC13	Castanopsis	2
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CC15	Castanopsis	2
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CC19	Castanopsis	2
CC20	Castanopsis	2
CC21	Castanopsis	2
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CC23	Castanopsis	2
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CC100	Castanopsis	2



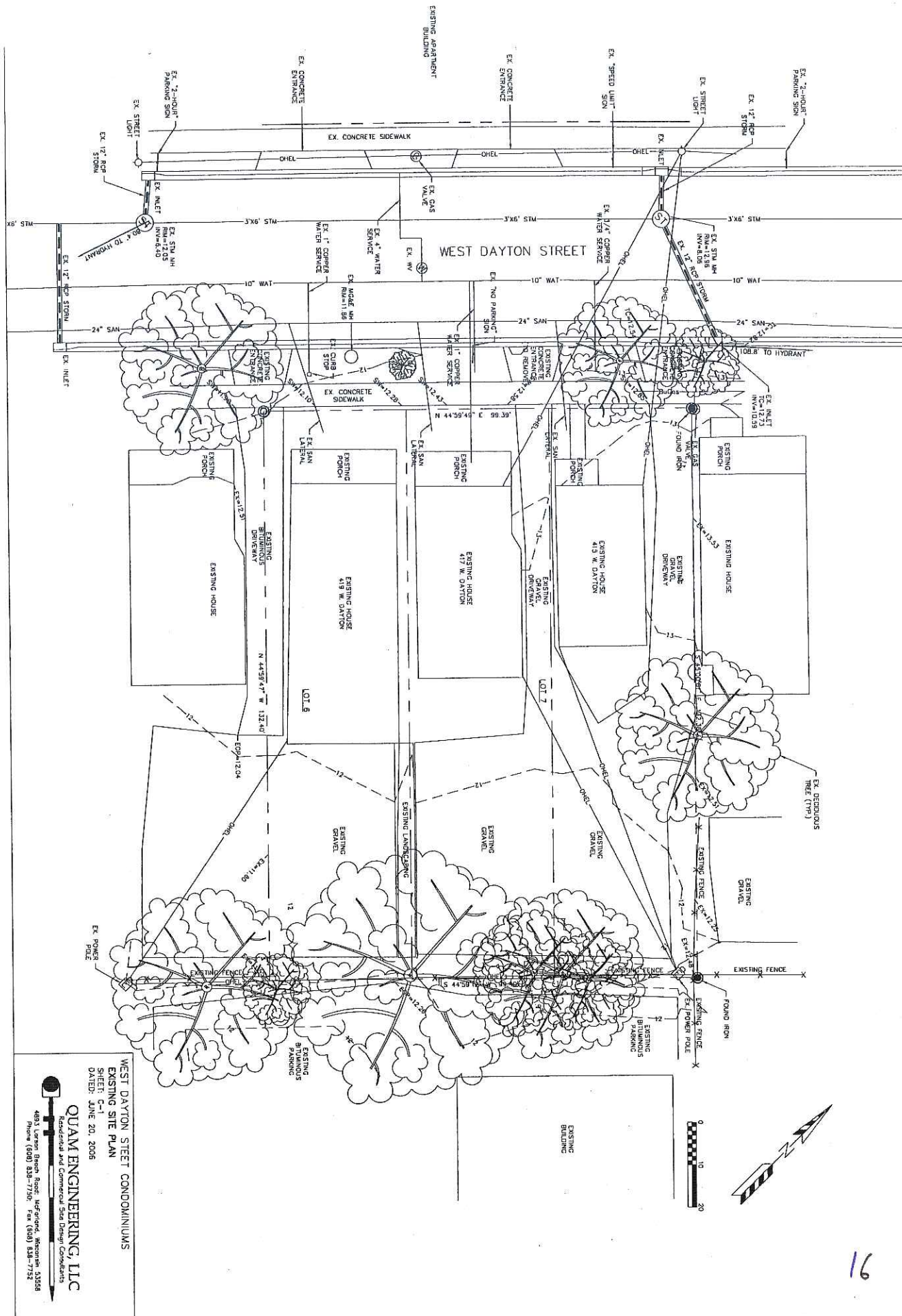
415 & 417 WEST DAYTON STREET  
 WEST DAYTON STREET MADISON, WISCONSIN  
**MCCAUGHEY PROPERTIES, LLC**  
 94 W. SHORE DRIVE MADISON, WISCONSIN 53715

DAVE BARK & ASSOCIATES  
 ARCHITECTS  
 1401 E. FRANCIS DRIVE  
 MADISON, WISCONSIN 53704  
 608-263-1100 (local)  
 608-263-3338 (toll free)

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 PROJECT: 200323  
 DATE: 01/11/11  
 DRAWN BY: JI  
 DATE: 2/1/11

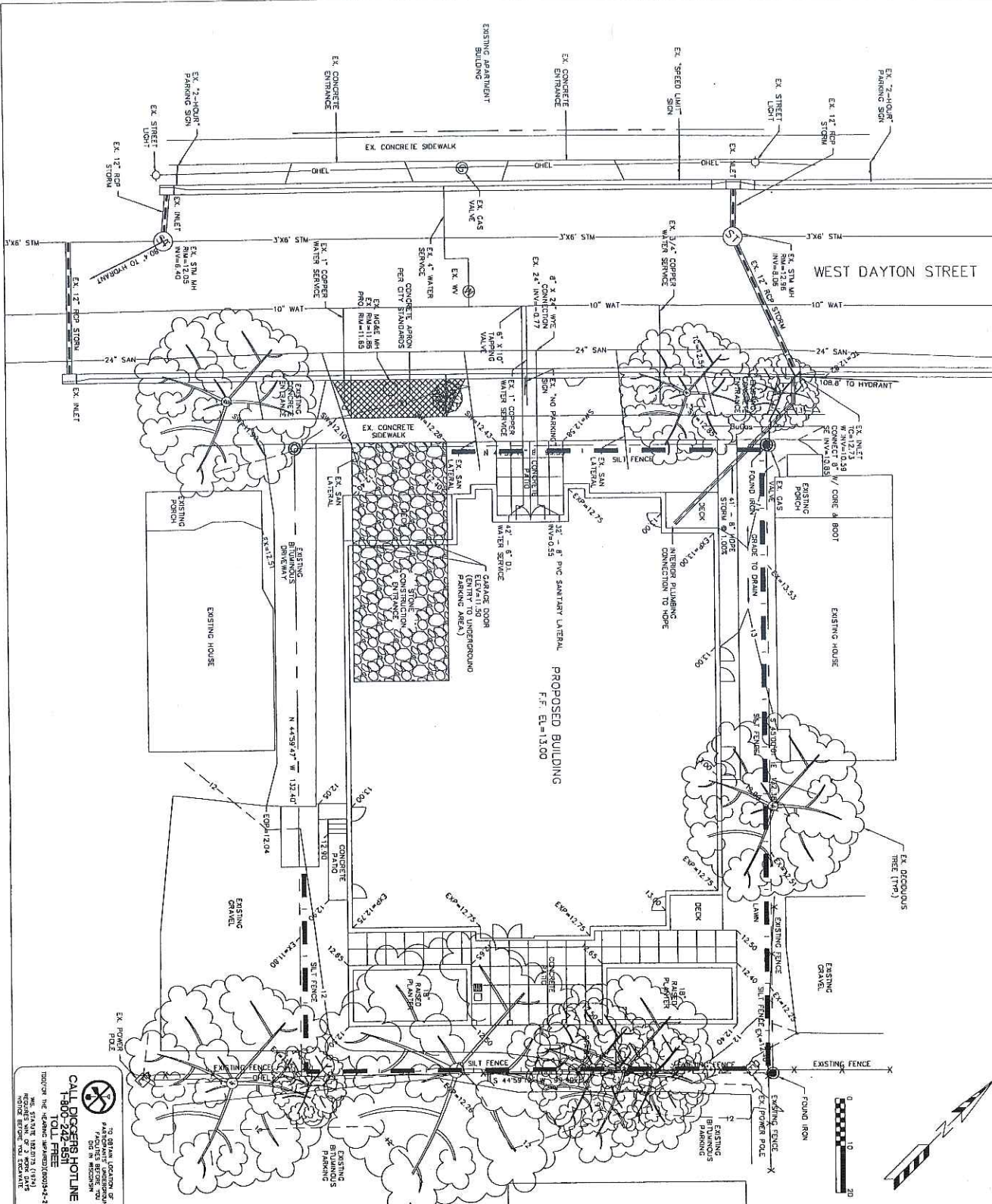
L-1

16



WEST DAYTON STREET CONDOMINIUMS  
 EXISTING SITE PLAN  
 SHEET: C-1  
 DATED: JUNE 20, 2006

**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 4893 Larson Beach Road, McFarland, Wisconsin 53558  
 Phone (608) 838-7750 Fax (608) 838-7752

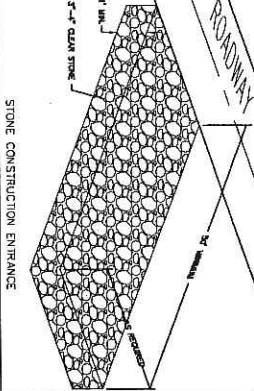
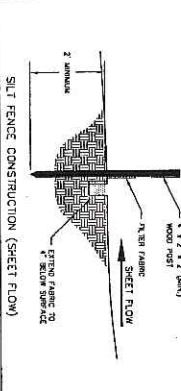


**CALL DIGGERS HOTLINE**  
 1-800-222-8581  
 TOLL FREE  
 QUAM ENGINEERING, LLC  
 4893 Larson Beach Road, McFarland, WI 53558  
 Phone: (608) 838-7750 Fax: (608) 838-7752

**WEST DAYTON STREET CONDOMINIUMS**  
 GRADING, EROSION CONTROL, AND UTILITY PLAN  
 SHEET: C-2  
 DATED: JUNE 26, 2006

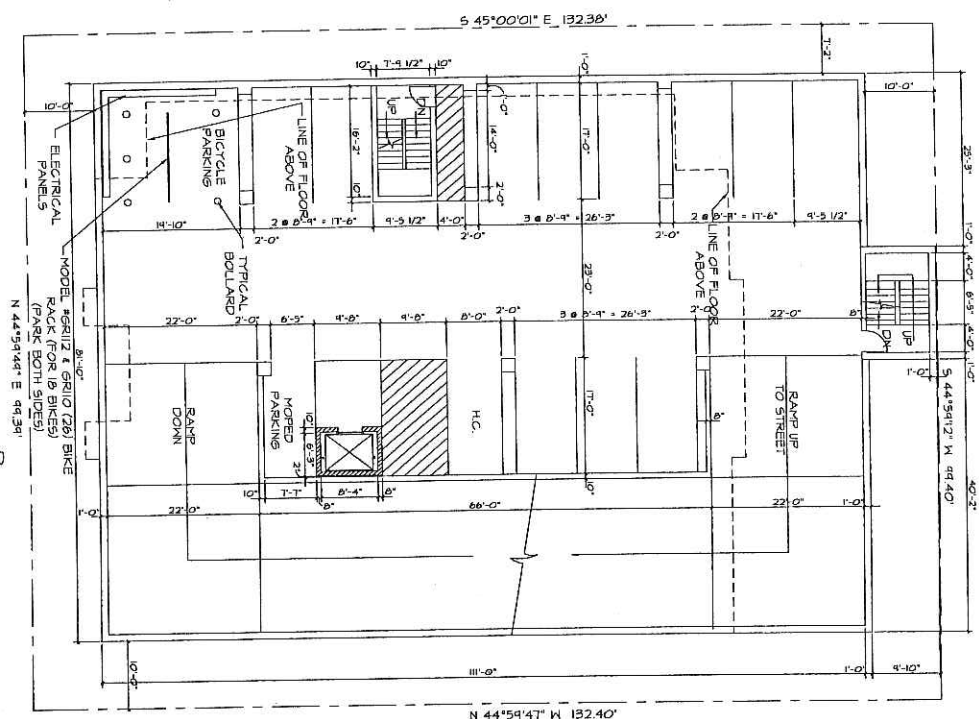
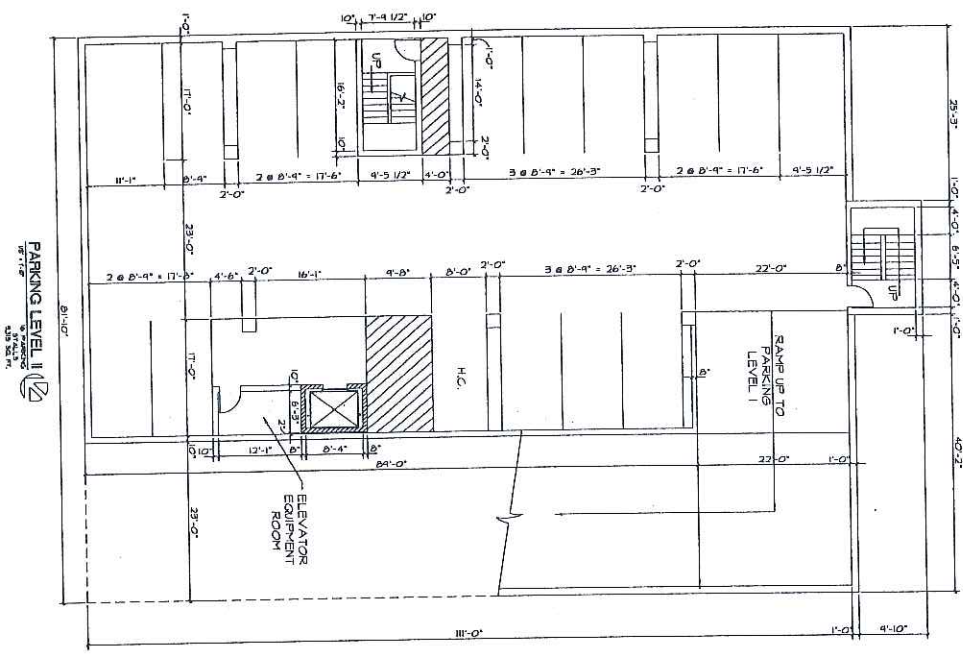
**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 4893 Larson Beach Road, McFarland, Wisconsin 53558  
 Phone: (608) 838-7750 Fax: (608) 838-7752

**UTILITY NOTES:**  
 ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERMITTED BY A CITY LICENSED CONTRACTOR. THE APPLICANT SHALL OBTAIN A STREET EXCAVATION PERMIT FOR THE INSTALLATION OF UTILITIES. ALL UTILITIES SHALL BE PROTECTED BY THE APPLICANT. THE APPLICANT SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE APPLICANT SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.



**RESTORATION NOTES:**  
 ALL RESTORATION WORK SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR. THE APPLICANT SHALL OBTAIN A STREET EXCAVATION PERMIT FOR THE INSTALLATION OF UTILITIES. ALL UTILITIES SHALL BE PROTECTED BY THE APPLICANT. THE APPLICANT SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE APPLICANT SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

**EROSION NOTES:**  
 ALL EROSION CONTROL MEASURES SHALL BE INSTALLED BEFORE ANY CONSTRUCTION. THE APPLICANT SHALL OBTAIN A STREET EXCAVATION PERMIT FOR THE INSTALLATION OF UTILITIES. ALL UTILITIES SHALL BE PROTECTED BY THE APPLICANT. THE APPLICANT SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE APPLICANT SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.



**PARKING LEVEL II**  
 SCALE: 1/8" = 1'-0"  
 03/24/11

**PARKING LEVEL I**  
 SCALE: 1/8" = 1'-0"  
 03/24/11

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**PROJECT:**  
 415 - 419 WEST DAYTON STREET  
 WEST DAYTON STREET MADISON, WISCONSIN

**CLIENT:**  
 MCCAUGHEY PROPERTIES, LLC  
 814 W. SHORE DRIVE MADISON, WISCONSIN 53715

**L&L SHINE & KIRCH**  
 ARCHITECTS  
 6401 FREDERICK DRIVE  
 SUITE 200  
 MADISON, WISCONSIN 53717  
 608-261-1126 (PH)  
 608-261-3200 (FAX)



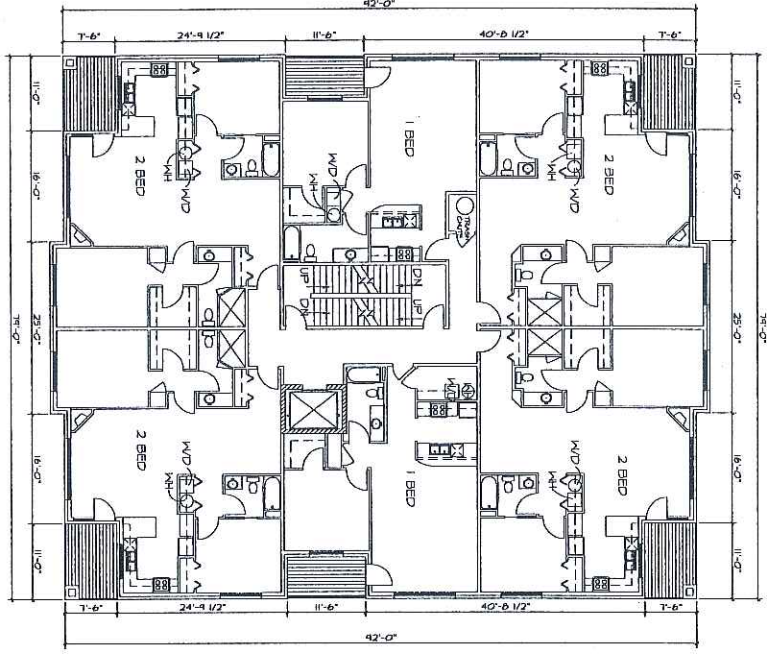
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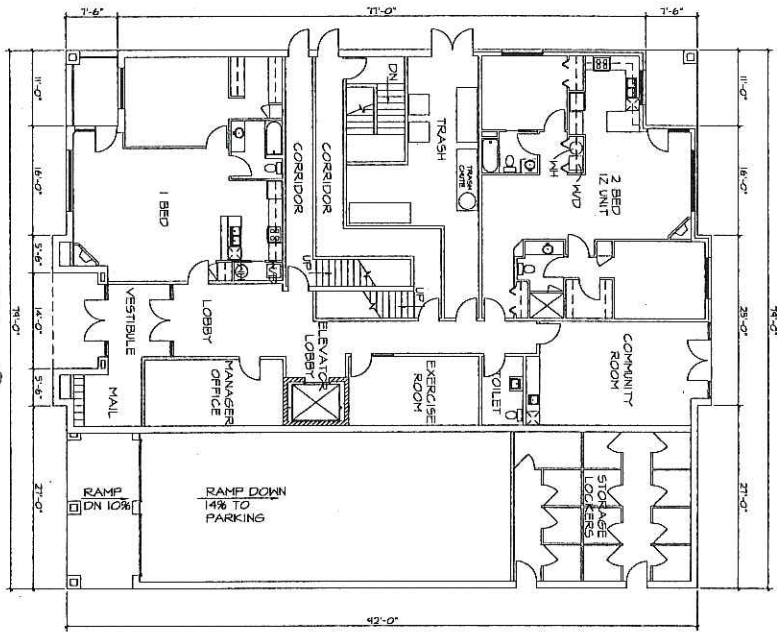
ROOM MIX  
(15) 2 BEDROOM UNITS  
(7) 1 BEDROOM UNITS

LEVEL 2  
WEST SIDE

UNIT SQ. FT.  
2 BEDROOM: 1104 SF  
1 BEDROOM: 1024 SF



LEVEL 1  
WEST SIDE



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DRAWING NO.: 401-200333  
DRAWN BY: TB/00  
DATE: 05/20/08

PROJECT:  
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WEST DAYTON STREET MADISON, WISCONSIN  
CLIENT:  
**MCCAUGHEY PROPERTIES, LLC**  
614 W. SHORE DRIVE MADISON, WISCONSIN 53715

GARY BIRK & ASSOCIATES  
ARCHITECTS  
8401 EXPLORER DRIVE  
MADISON, WI 53717  
608-833-0556 FAX  
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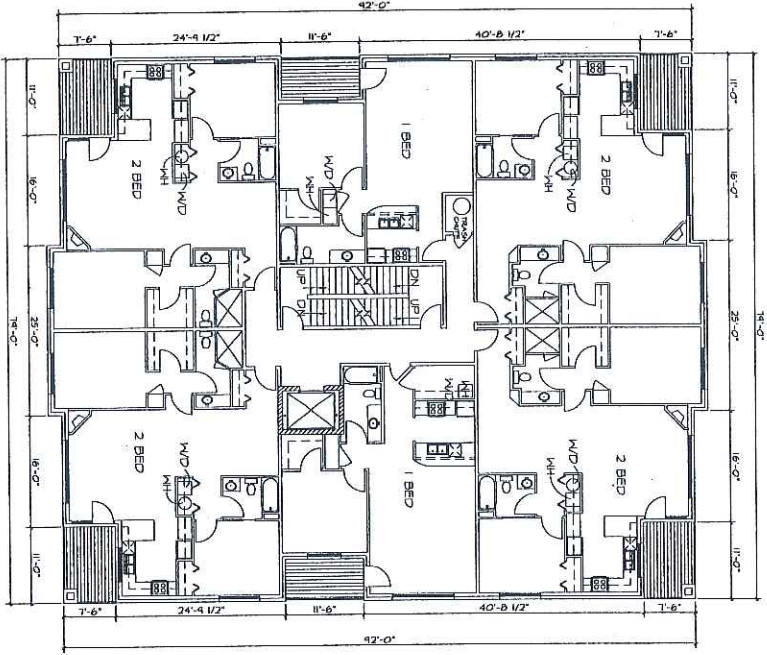




GALT, BERK & ASSOCIATES  
ARCHITECTS  
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MADISON, WISCONSIN 53713  
608-263-1722 (FAX)  
608-263-1722 (TEL)

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WEST DAYTON STREET MADISON, WISCONSIN  
CLIENT:  
**MCCAUGHEY PROPERTIES, LLC**  
614 W. SYCAMORE DRIVE MADISON, WISCONSIN 53715

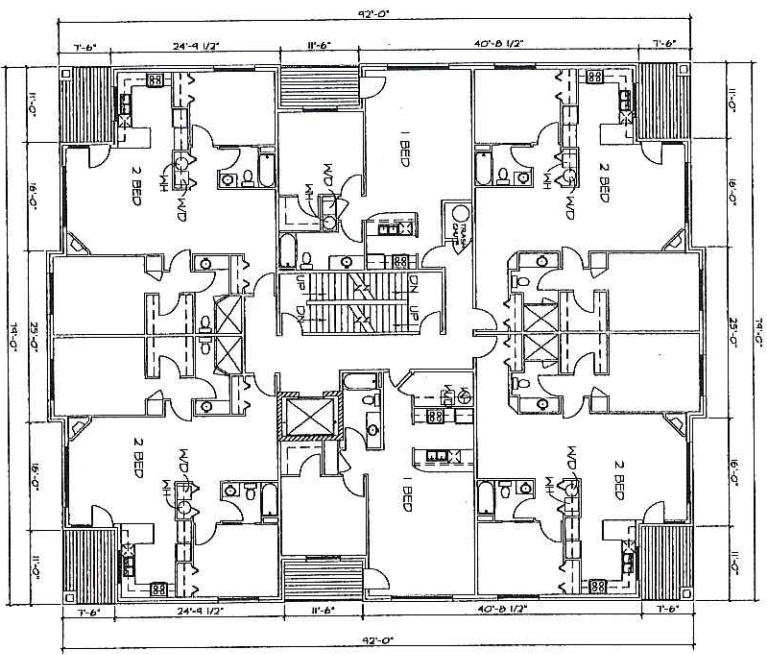
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DATE: 10/05  
DRAWN BY: 19/05  
CHECKED BY: 08/05/06



ROOM MIX  
(13) 2 BEDROOM UNITS  
(7) 1 BEDROOM UNITS

LEVEL 4  
78'-0" DEPTH

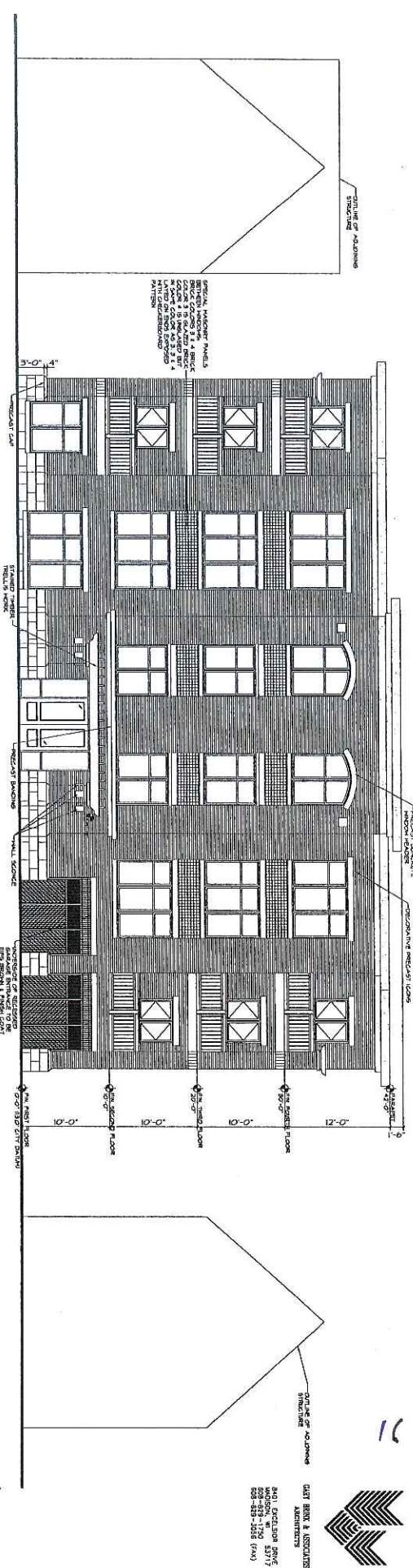
UNIT 5G FT.  
2 BEDROOM, 1104 SF.  
(7) 1 BEDROOM, 704 SF.



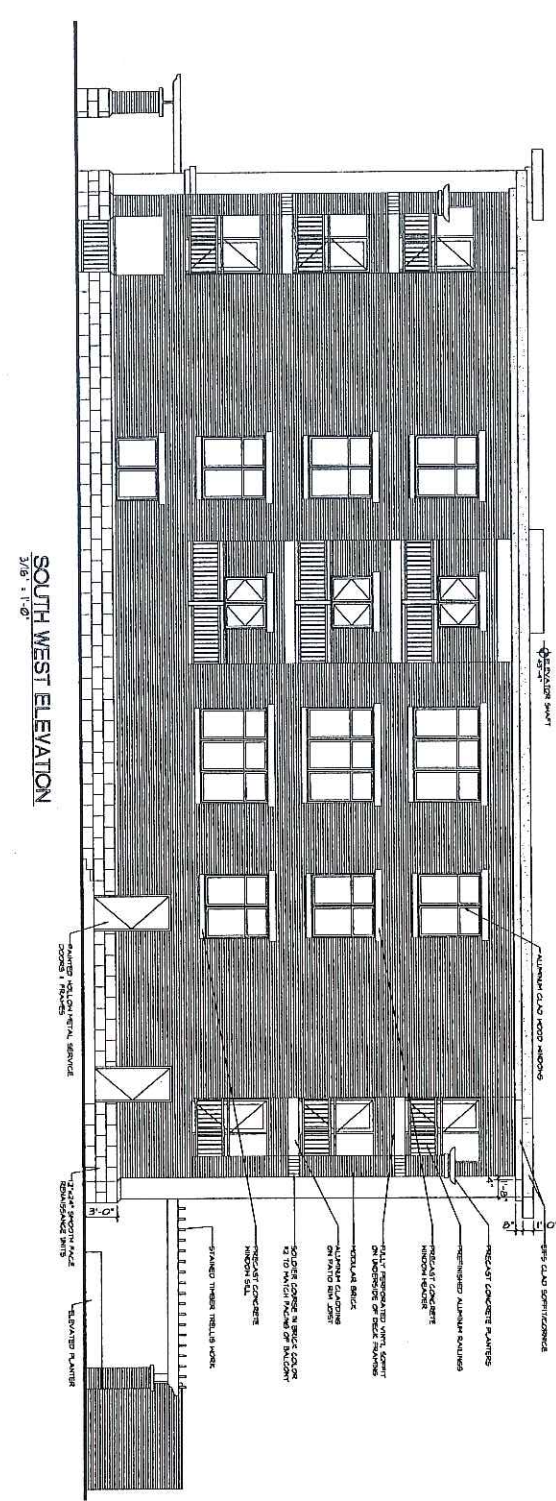
ROOM MIX  
(13) 2 BEDROOM UNITS  
(7) 1 BEDROOM UNITS

LEVEL 3  
78'-0" DEPTH

UNIT 5G FT.  
2 BEDROOM, 1104 SF.  
(7) 1 BEDROOM, 704 SF.



WEST DAYTON STREET ELEVATION  
3/16" = 1'-0"



SOUTH WEST ELEVATION  
3/16" = 1'-0"

11

DEAN BIRN & ASSOCIATES  
ARCHITECTS  
840 EXETER DRIVE  
MADISON, WI 53717  
608-259-2018 (FAX)

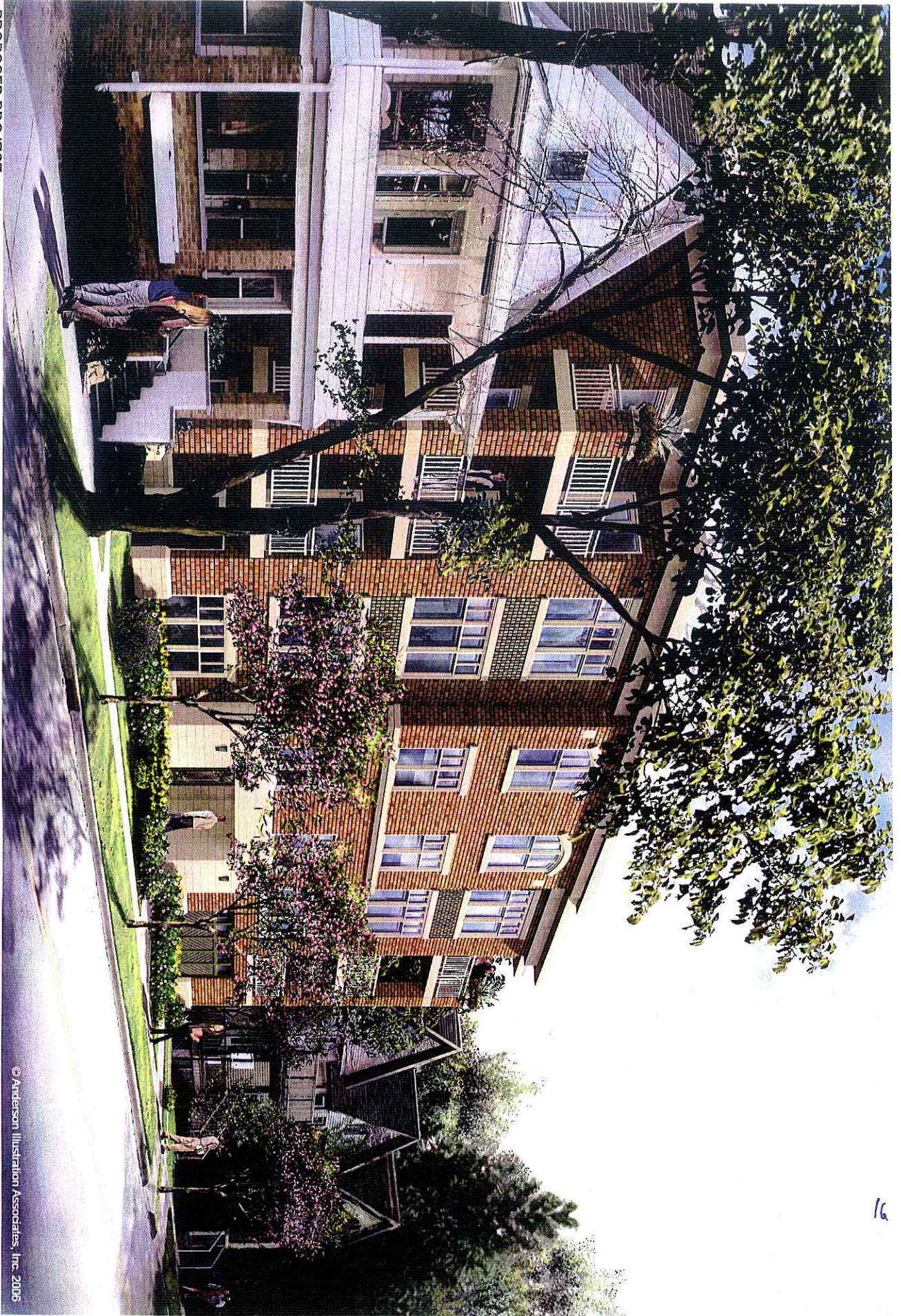
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WEST DAYTON STREET MADISON, WISCONSIN

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PROJECT: 200512  
CONTRACT: 601-200523  
DRAWN BY: TB/JO  
DATE: 06/20/04





PROPOSED PROJECT

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VIEW LOOKING ACROSS STREET FROM FRONT OF HOUSES



VIEW LOOKING OUT FROM BACK OF HOUSES



VIEW LOOKING OUT FROM BACK OF HOUSES

415

417

419





419

417

415



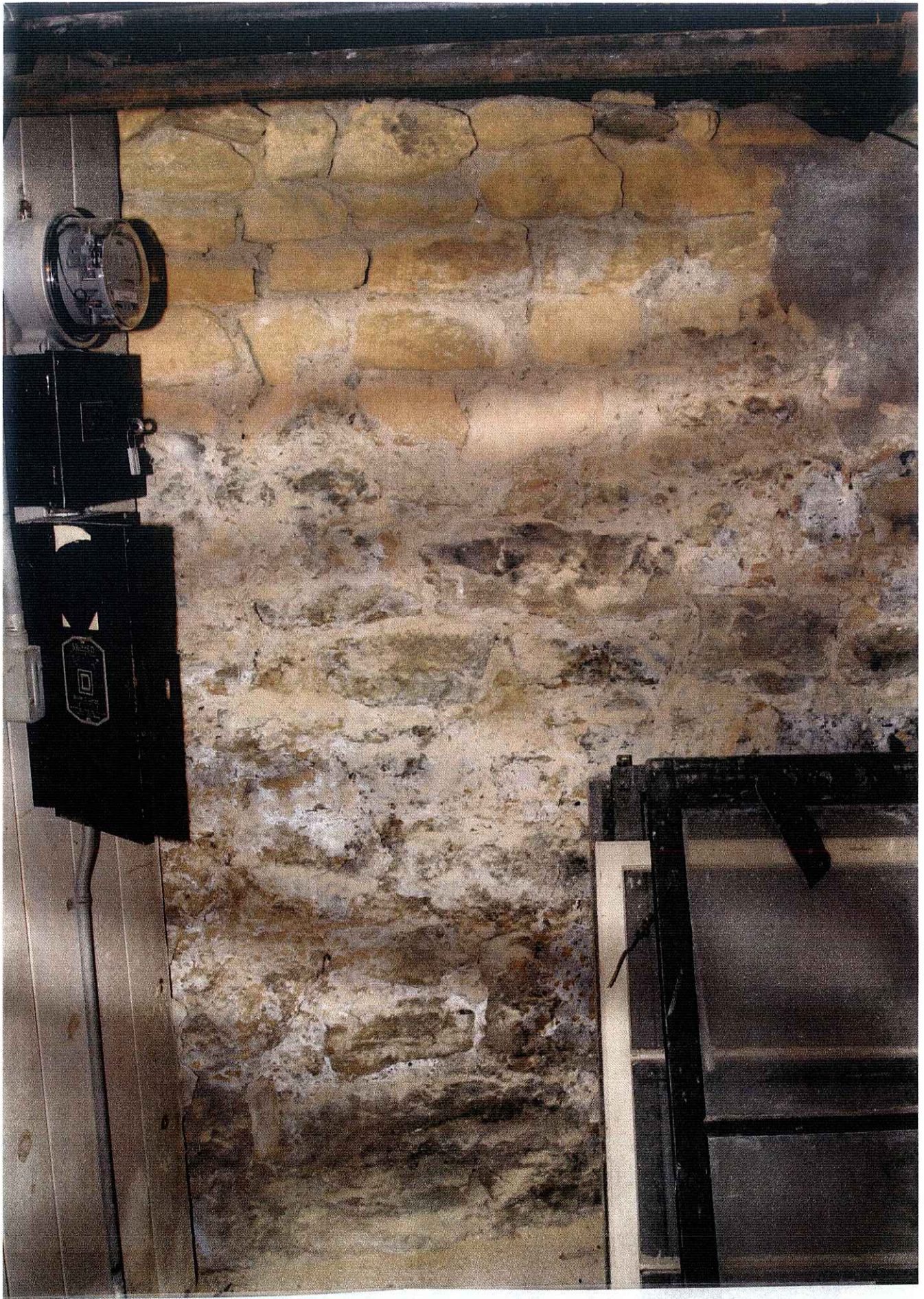
415 W. DAYTON - EXAMPLE OF ROTTED EXTERIOR WOOD THAT HAS BEEN PAINTED AND CAULKED OVER





lc

415 W. DAYTON – BASEMENT WALL. NOTE: SLOPING, CRUMBLING, PUSHED-IN WALL



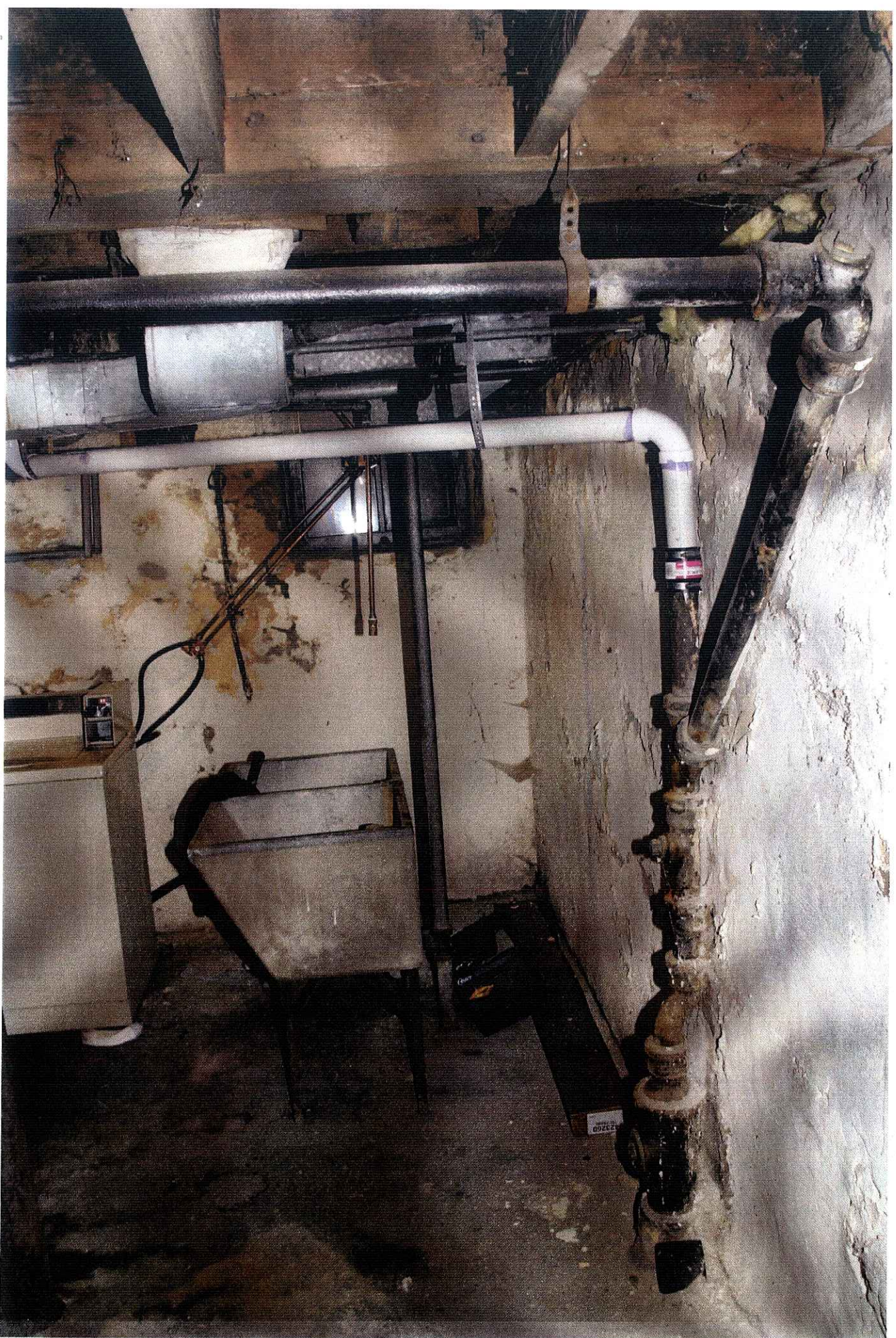
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415 W. DAYTON – EXAMPLE OF INADEQUATE WIRING/CRUMBING FOUNDATION



417 W. DAYTON – EXAMPLE OF ROTTING PATCHED PORCHES

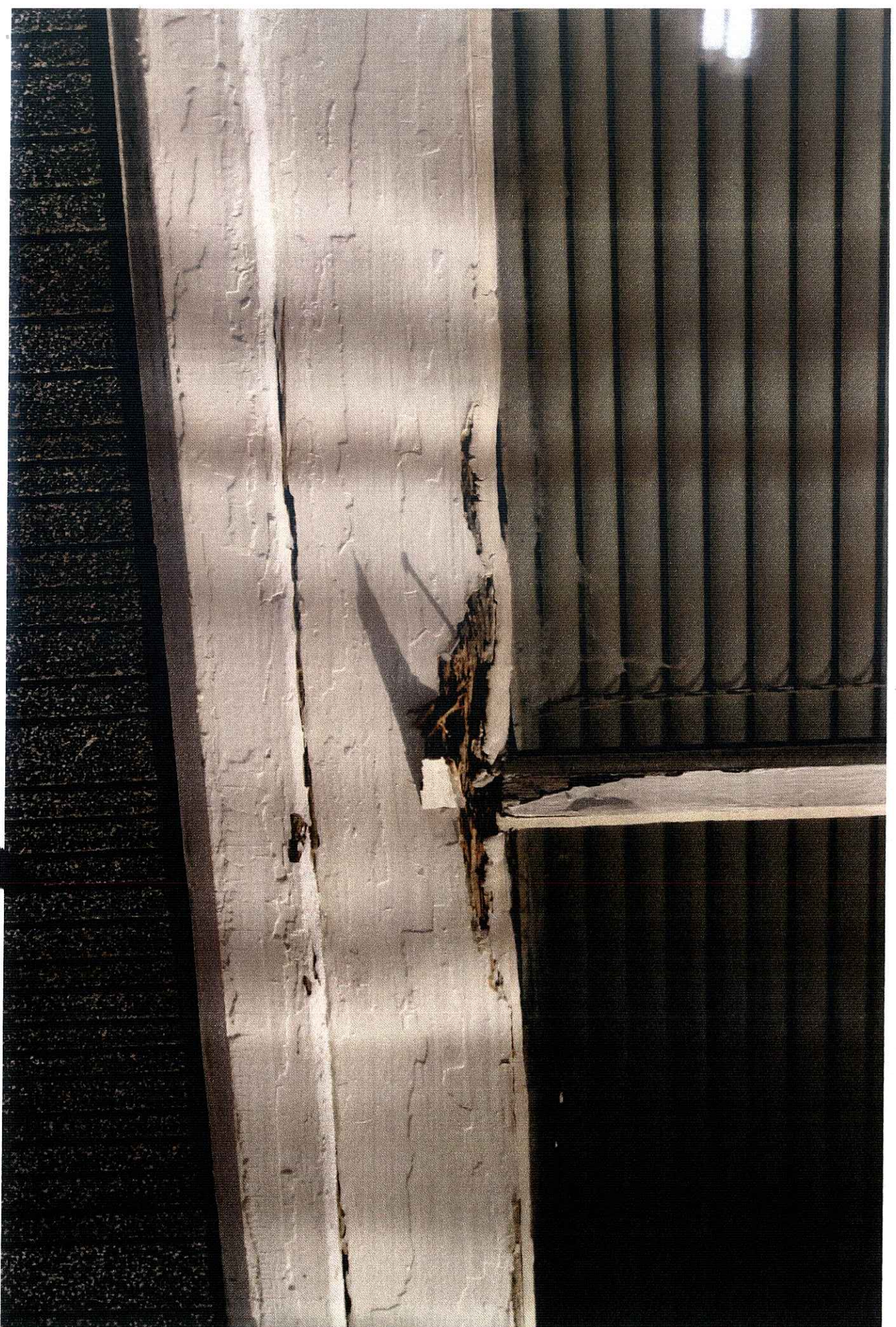
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417 W. DAYTON STREET.  
PLUMBING - NOTE: PVC, GALVANIZED AND CAST IRON "COMBO" PIPING

1c

419 W. DAYTON - EXAMPLE OF ROTTED EXTERIOR WOOD THAT HAS BEEN PAINTED AND CAULKED OVER



419 W. DAYTON - NOTE: LEAD, PVC, COPPER & GALVANIZED "COMBO" PLUMBING





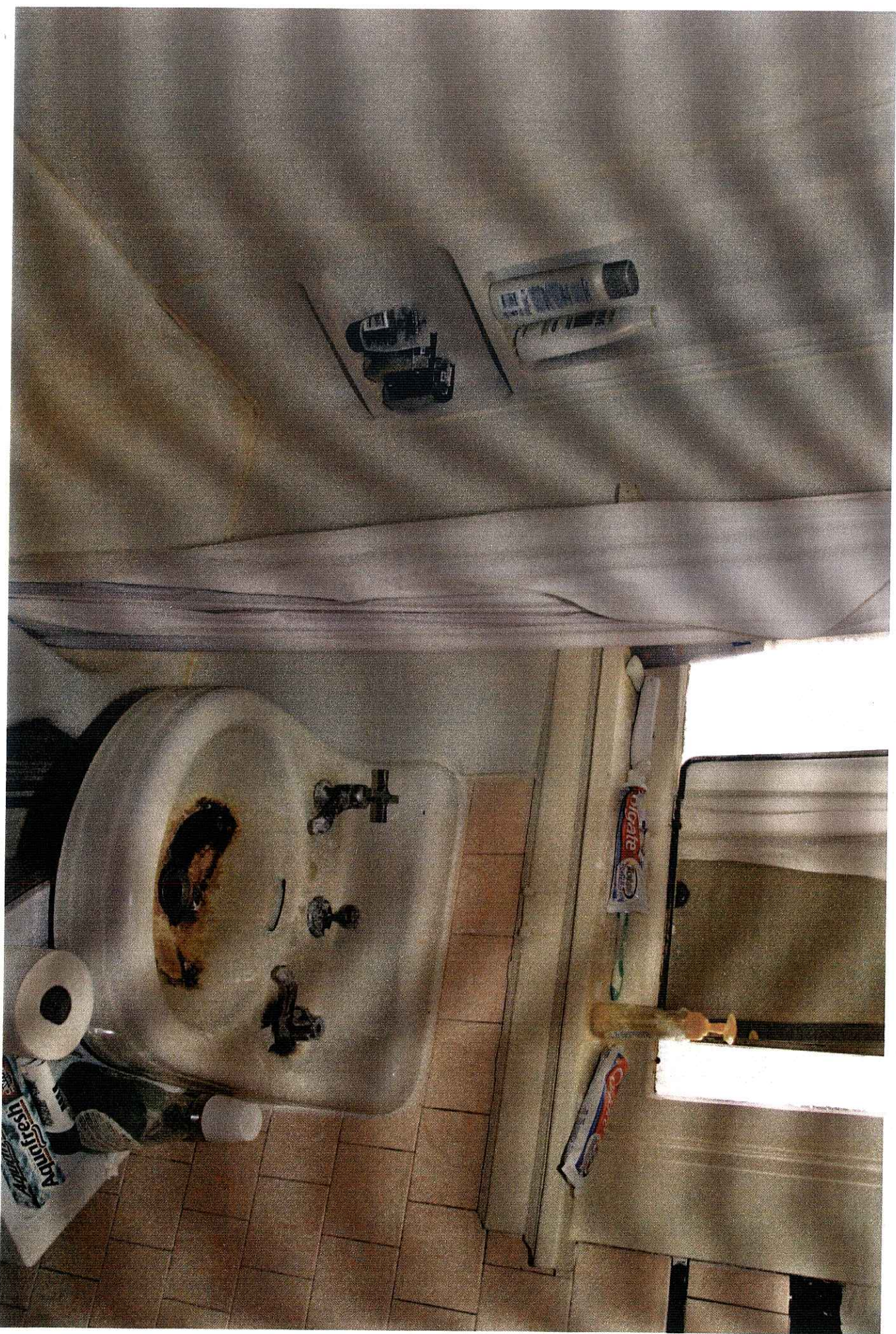
419 W. DAYTON - BASEMENT WALL. NOTE: SLOPING/PUSHED-IN WALL



lc

419 W. DAYTON - EXAMPLE OF ROTTING PATCHED PORCHES

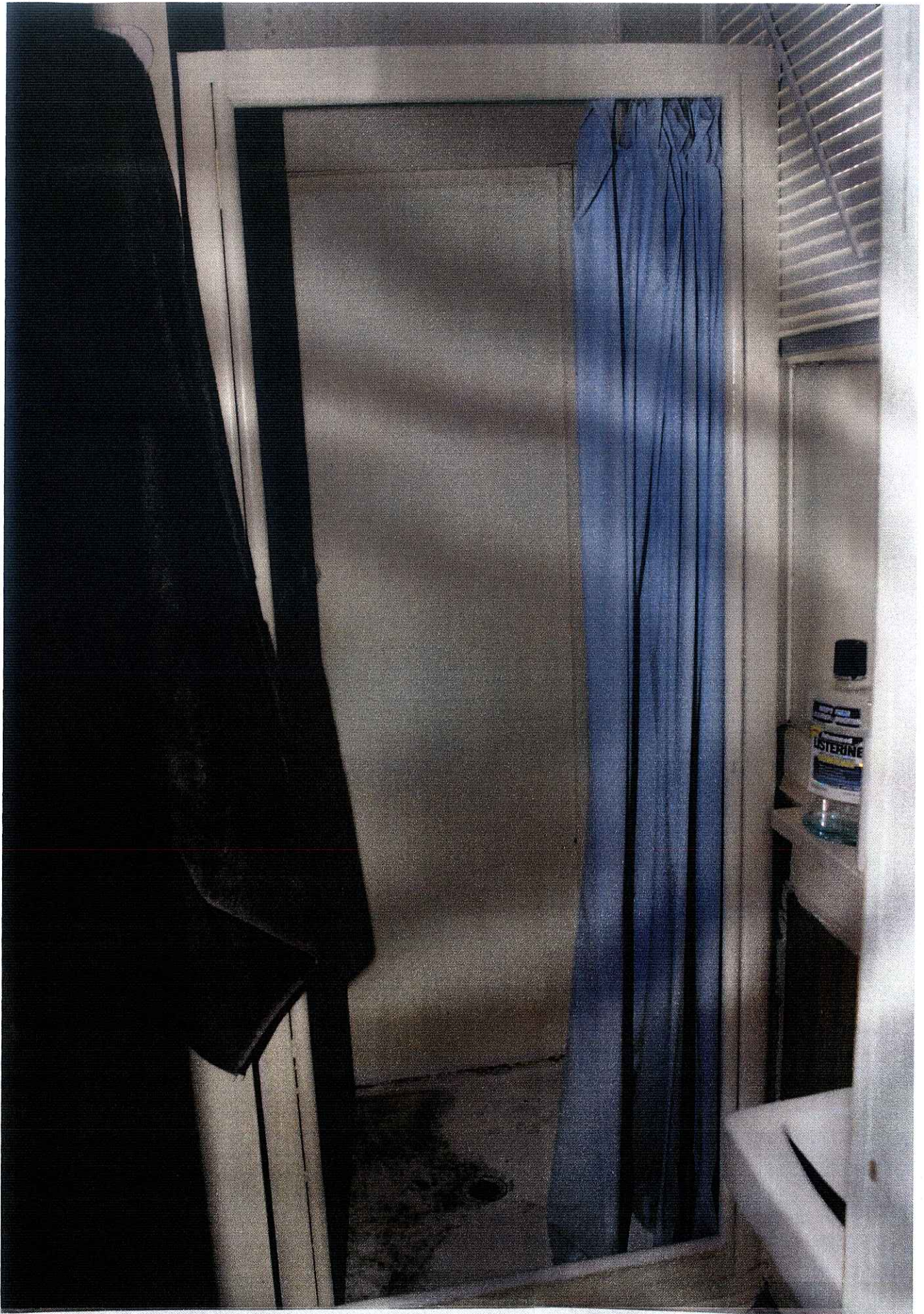




EXAMPLE OF CRAMPED, INADEQUATE, WORN OUT BATHROOM. NOTE: THE LOCATION OF WINDOW AND SINK IN RELATION TO THE TUB

EXAMPLE OF WORN OUT BATHROOM FIXTURES

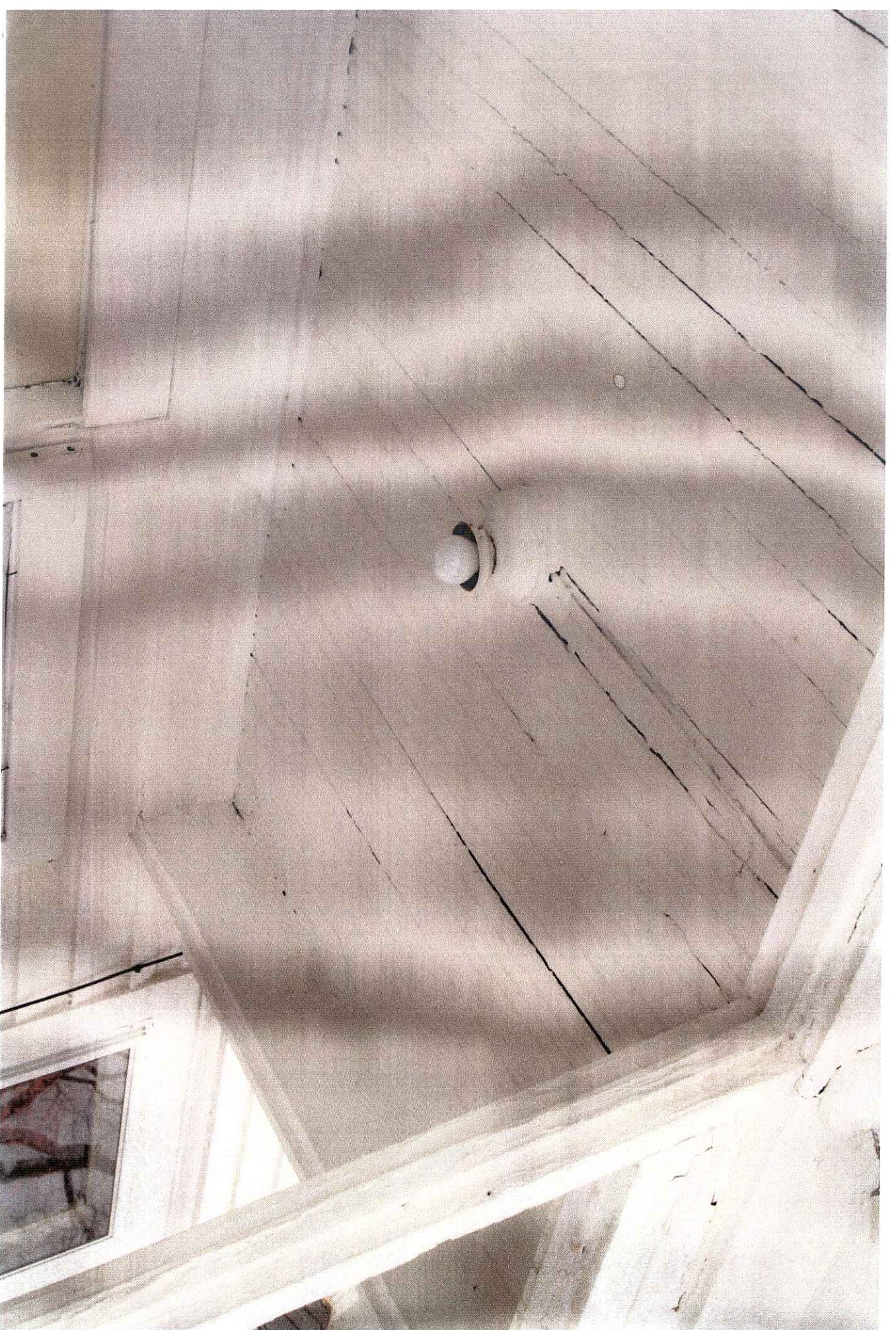




EXAMPLE OF WORN OUT 30" SHOWERS THAT DO NOT MEET CODE.  
TO UPDATE THEM YOU WOULD HAVE TO MOVE WALLS OF THE HOUSE

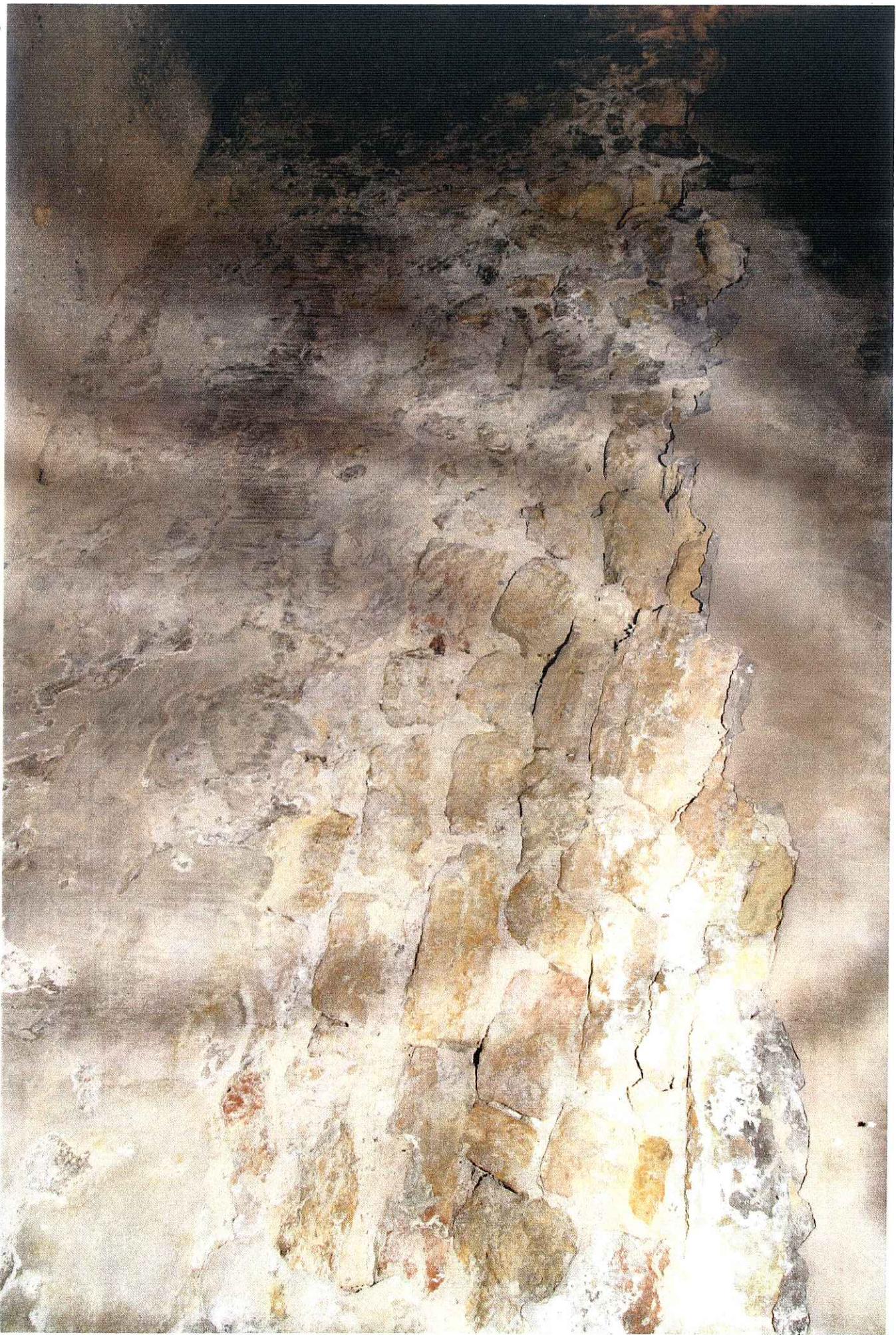


EXAMPLE OF FALLING LATHE AND PLASTER CEILINGS



EXAMPLE OF UNDERNEATH PORCH OVERHANGS THAT HAVE BEEN PAINTED TO COVER ROTTED WOOD FROM LEAKING WATER

EXAMPLE OF FOUNDATION MATERIAL AND ISSUES WITH ALL HOUSES







EXAMPLE OF INADEQUATE WIRING AND ADD-ONS



BACK OF HOUSE BUILT OVER CRAWL SPACE