



City of Madison

Proposed Demolition & Rezoning

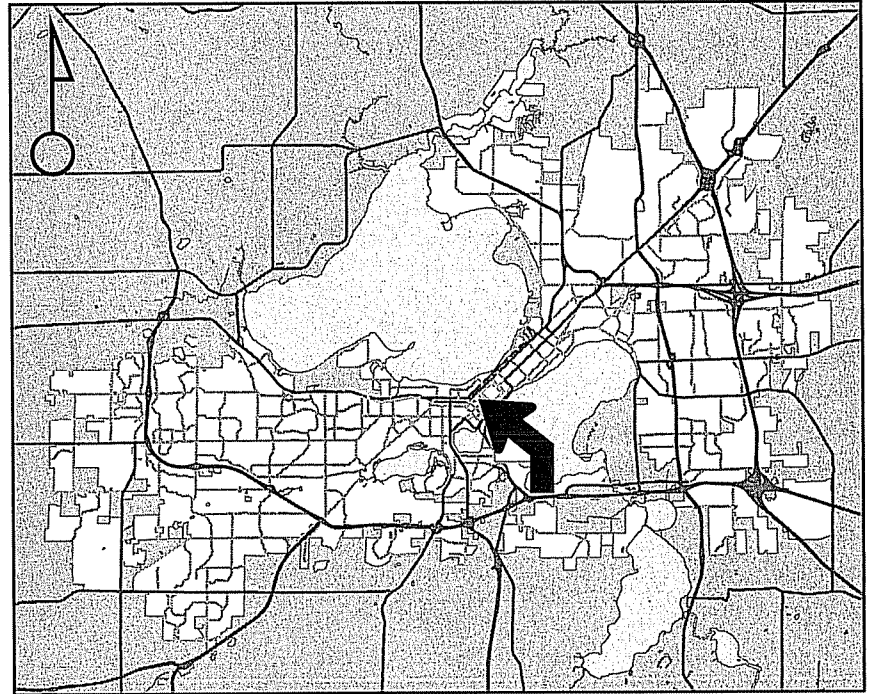
Location
415-419 West Dayton Street

Applicant
Capitol Basset, LLC/
Gary Brink - Gary Brink & Associates
From: R6 To: PUD(GDP-SIP)

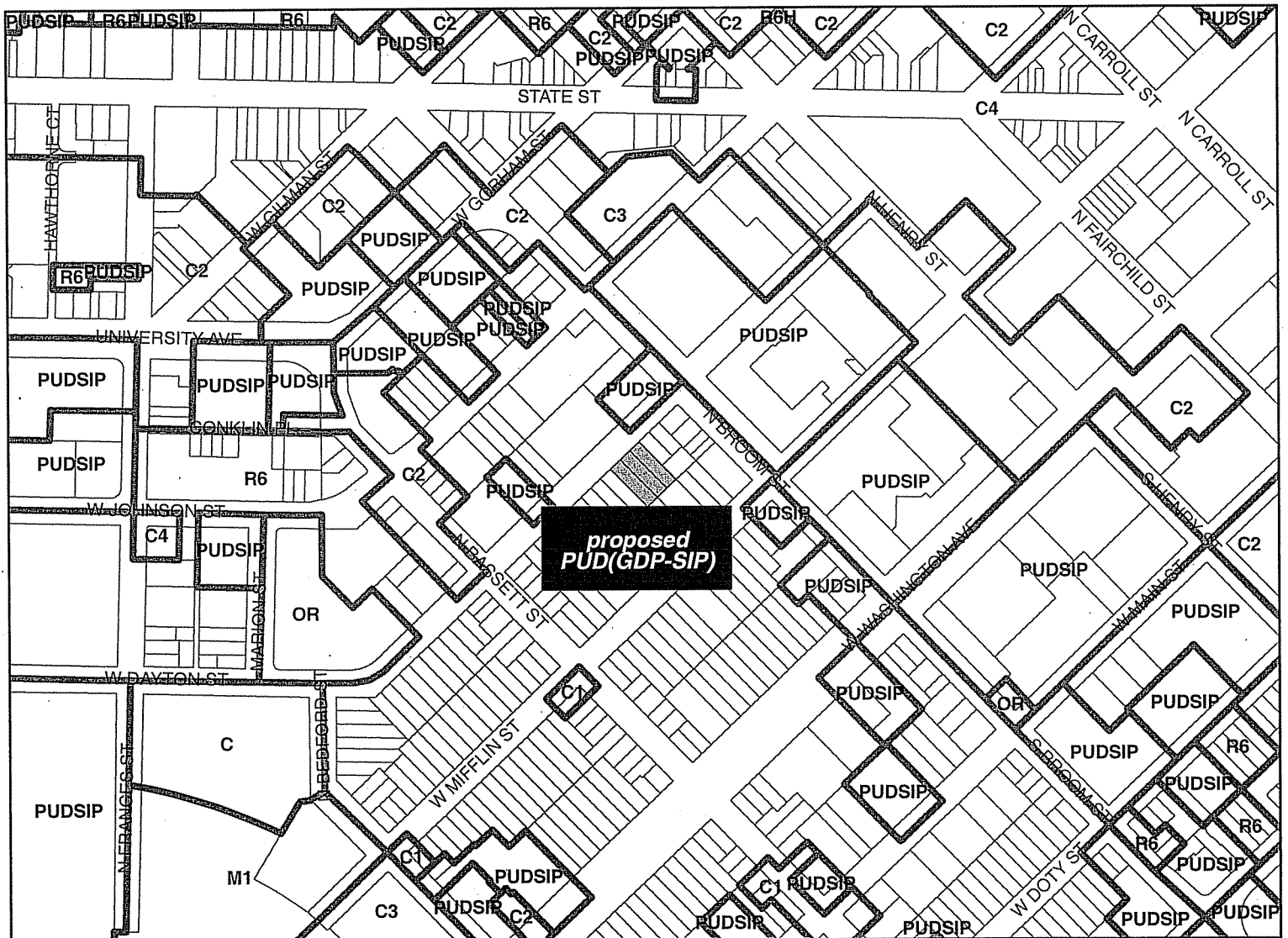
Existing Use
Multi-Unit Residential

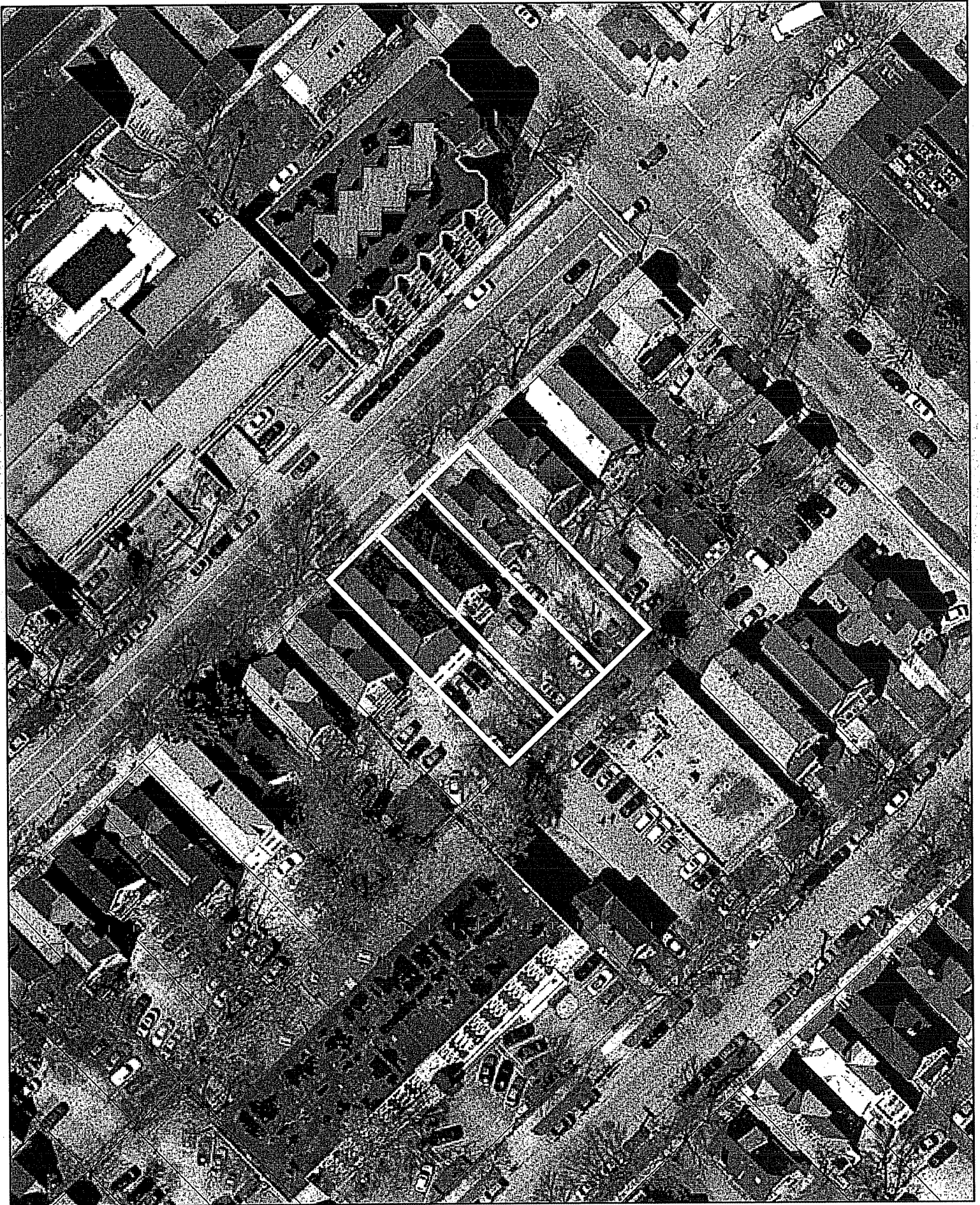
Proposed Use
Demolish 3 Residential Buildings and
Build 4-Story, 20-Unit Condo Building

Public Hearing Date
Plan Commission
21 August 2006
Common Council
05 September 2006



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635





6

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
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- Application effective February 18, 2005

| | |
|--|--|
| FOR OFFICE USE ONLY: | |
| Amt. Paid # <u>1750</u> | Receipt No. <u>71882</u> |
| Date Received <u>6-21-06</u> | |
| Received By <u>RT</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> | |
| For Complete Submittal | |
| 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"/> Zoning Map Amendment (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 PUD/PCD-SIP | |
| <input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP | <input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP | |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Demolition Permit | <input type="checkbox"/> Other Requests (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. 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.

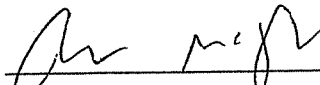
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

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

Signature  Relation to Property Owner Architect

Authorizing Signature of Property Owner  Date 6/21/06



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.

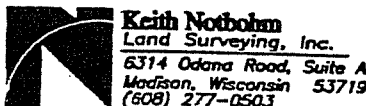
SURVEYOR'S CERTIFICATE:

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

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



OFFICE MAP NO. 642 S
SHEET 2 OF 2

**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

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;

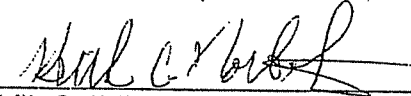
Thence N44°59'49"E, 4.00 feet along said Northwest line to the point of
beginning of this description.


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 Odana Road, Suite A
Madison, Wisconsin 53719
(608) 277-0503

OFFICE MAP NO. 642 S
SHEET 2 OF 2

EXHIBIT A

6

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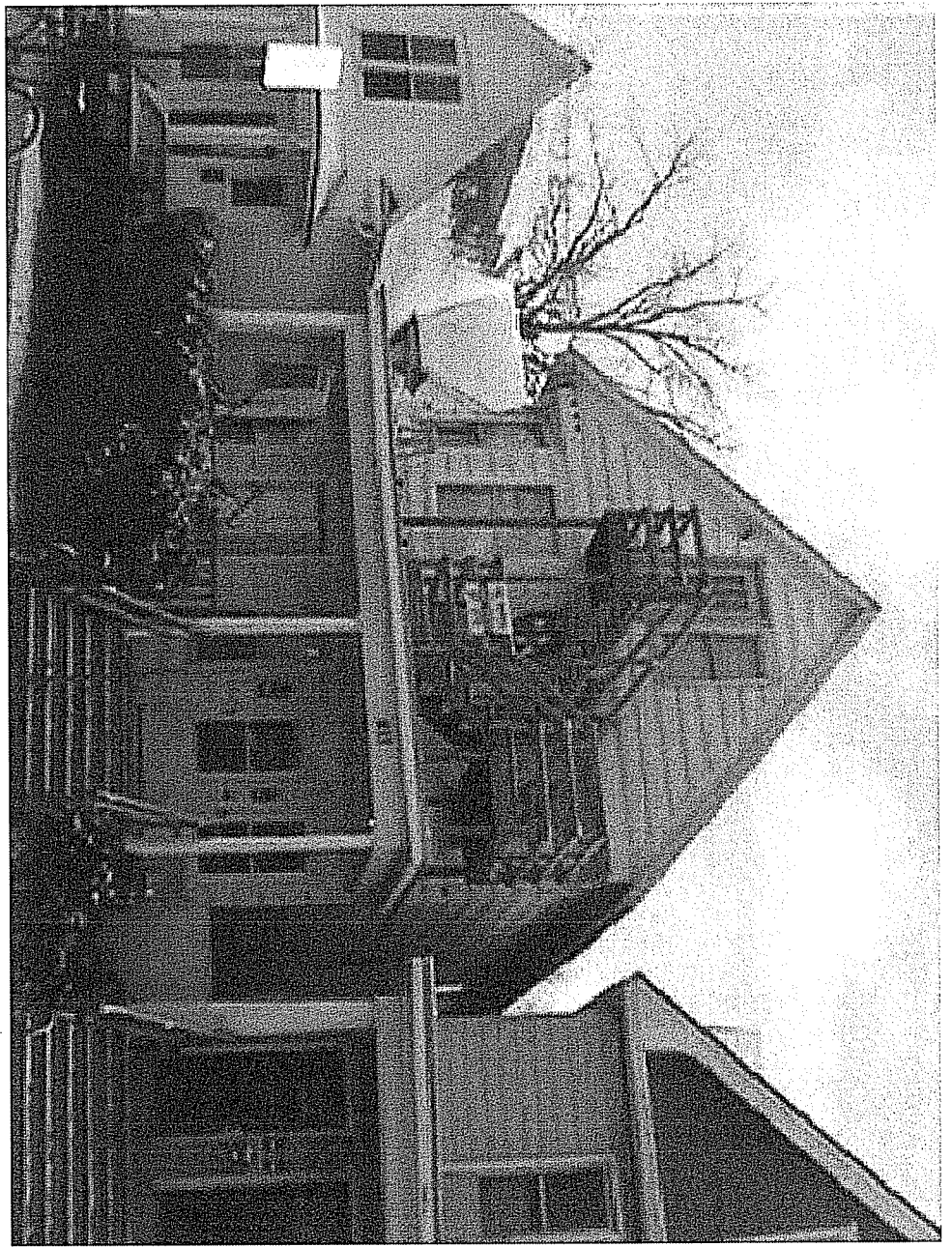
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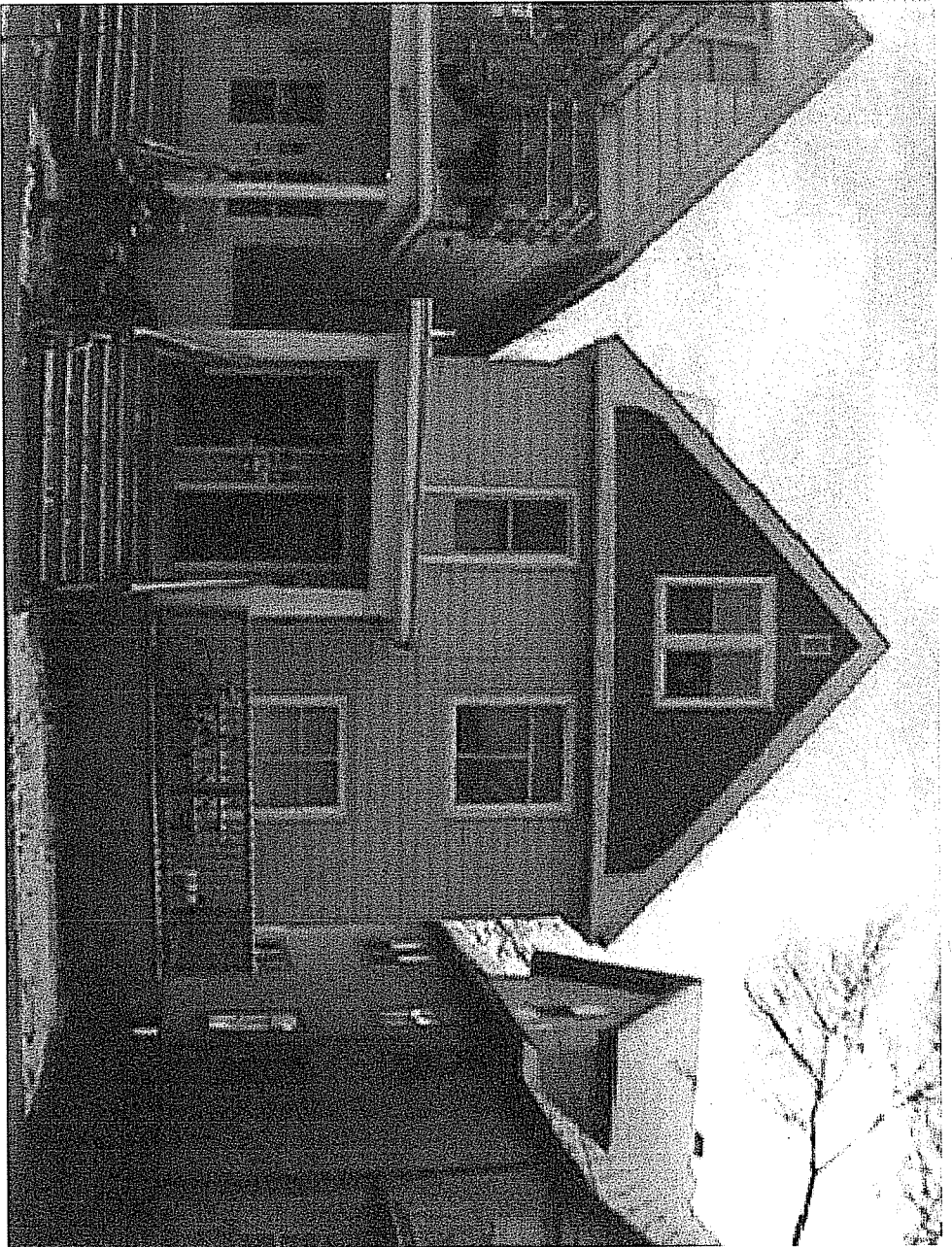
415

6

6



417



419

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 | | | | | | |
| TOTAL | | | | | | |

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 / Effic | 1 Bdrm | 2 Bdrms | 3 Bdrms | 4/More Bdrms | Studio / Effic | 1 Bdrm | 2 Bdrms | 3 Bdrms | 4/More Bdrms |
| Owner-Occupied Units with: | | | | | | | | | | |
| Minimum Floor Area: | | | | | | | | | | |
| Rental Units With: | | | | | | | | | | |
| Minimum Floor Area: | | | | | | | | | | |

CONTINUE →

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 affordable 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 →

| 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 phasing similar to market rate. | | | |
| Pricing fits within Ordinance standards | | | |
| Developer offers security during construction phase in form of deed restriction. | | | |
| Developer offers enforcement 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. | | | |
| | Yes | No | Additional comments |
| 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 McGilvey* **Date** 6/21/06 **Printed Name** PATRICK MCGILVEY **Phone** (608) 516-9497 **6**

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: 608-829-7750
FAX: 608-829-3056
PRINCIPAL CONTACT: GARY BRINK

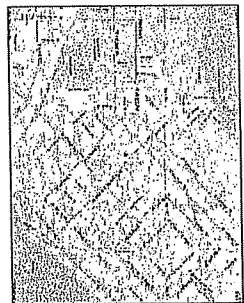
CIVIL ENGINEER:

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: 608-251-9600
FAX: 608-251-2330
CONTACT: PAT SAKI

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

DEVELOPMENT DATA:

LEGAL DESCRIPTION:
 LOT 7 AND THE NORTHWEST 1/2 OF LOT 8, BLOCK 46, GRANDVIEW LANE CONDOMINIUM, CITY OF MADISON, DANE COUNTY, WISCONSIN

PARKING DATA:

REQ. UNDERGROUND PARKING STALLS 25
 HANDICAP PARKING STALLS PROVIDED 25
 TOTAL 25
 HANDICAP PARKING STALLS REQUIRED 10
 PARKING STALLS PER UNIT 140

PARKING LEVEL, BICYCLE PARKING, STORAGE, STORAGE BICYCLE PARKING
 TOTAL BICYCLE PARKING 20

UNIT MIX SUMMARY

| FLOOR STORY | 1 BEDROOM | 2 BEDROOM | TOTALS |
|----------------------|----------------|-----------|--------|
| 1ST FLOOR | 1 | 1 | 2 |
| 2ND FLOOR | 2 | 4 | 6 |
| 3RD FLOOR | 2 | 4 | 6 |
| 4TH FLOOR | 2 | 4 | 6 |
| TOTALS | 7 (85%) | 13 (85%) | 20 |
| TOTAL UNITS | 20 | | |
| TOTAL BEDROOMS | 31 | | |
| TOTAL BATHROOMS | 64 | | |
| TOTAL BEDROOMS/BATHS | 192 | | |
| 1 BEDROOM | 109 SQ. FT. | | |
| 2 BEDROOM | 704 SQ. FT. | | |
| LAND AREA | 11,059 SQ. FT. | | |
| | 0.252 ACRES | | |

BUILDING AREA

PARKING LEVEL, 1
 TOTAL SQ. FOOTAGE BELOW GRADE PARKING LEVEL 8,100 SQ. FT. (GROSS)
 TOTAL SQ. FOOTAGE BELOW GRADE PARKING LEVEL 8,100 SQ. FT. (NET)

FIRST FLOOR (EXCLUDING GARAGE RAUP)
 3,597 SQ. FT. (GROSS)
 3,597 SQ. FT. (NET)

SECOND FLOOR
 3,597 SQ. FT. (GROSS)
 3,597 SQ. FT. (NET)

THIRD FLOOR
 3,597 SQ. FT. (GROSS)
 3,597 SQ. FT. (NET)

FOURTH FLOOR
 3,597 SQ. FT. (GROSS)
 3,597 SQ. FT. (NET)

TOTAL BUILDING SQ. FOOTAGE ABOVE GRADE 14,287 SQ. FT. (GROSS)
 TOTAL BUILDING SQ. FOOTAGE 14,287 SQ. FT. (GROSS)

FLOOR AREA RATIO

USABLE OVERHEAD TONNAGE SPACE 1,999
 GARAGE LEVEL USABLE SPACE 1,143 SQ. FT. (GROSS)
 TOTAL USABLE SPACE 3,142 SQ. FT. (GROSS)
 TOTAL USABLE OPEN SPACE 1,484 SQ. FT. (GROSS)

USABLE OPEN SPACE PER UNIT 222.2 SQ. FT. (GROSS)
 USABLE OPEN SPACE PER BEDROOM 140.7 SQ. FT. (GROSS)

BUILDING HEIGHT - 42'-0" T.I.D. CORNICES

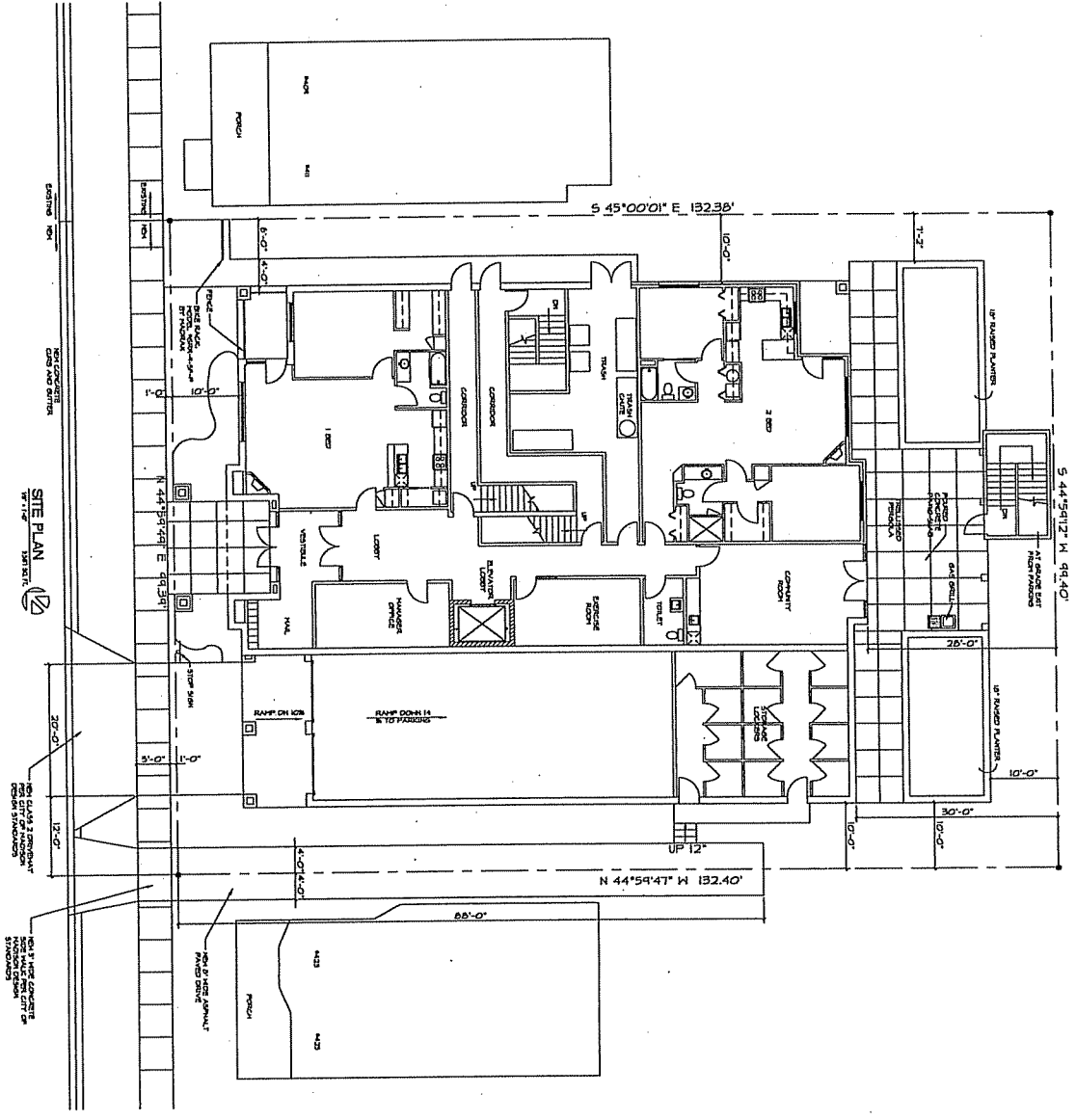
CURRENT ZONING DISTRICT R-8

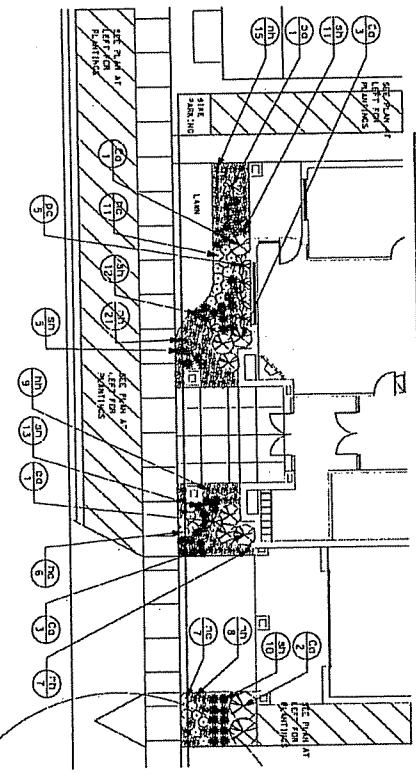
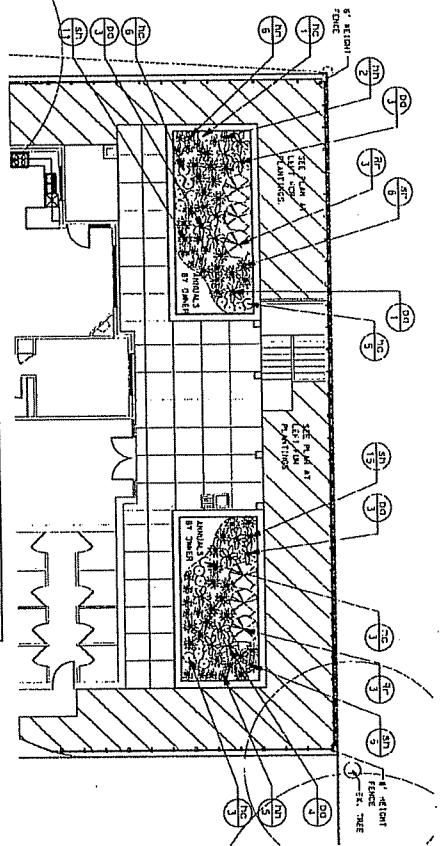
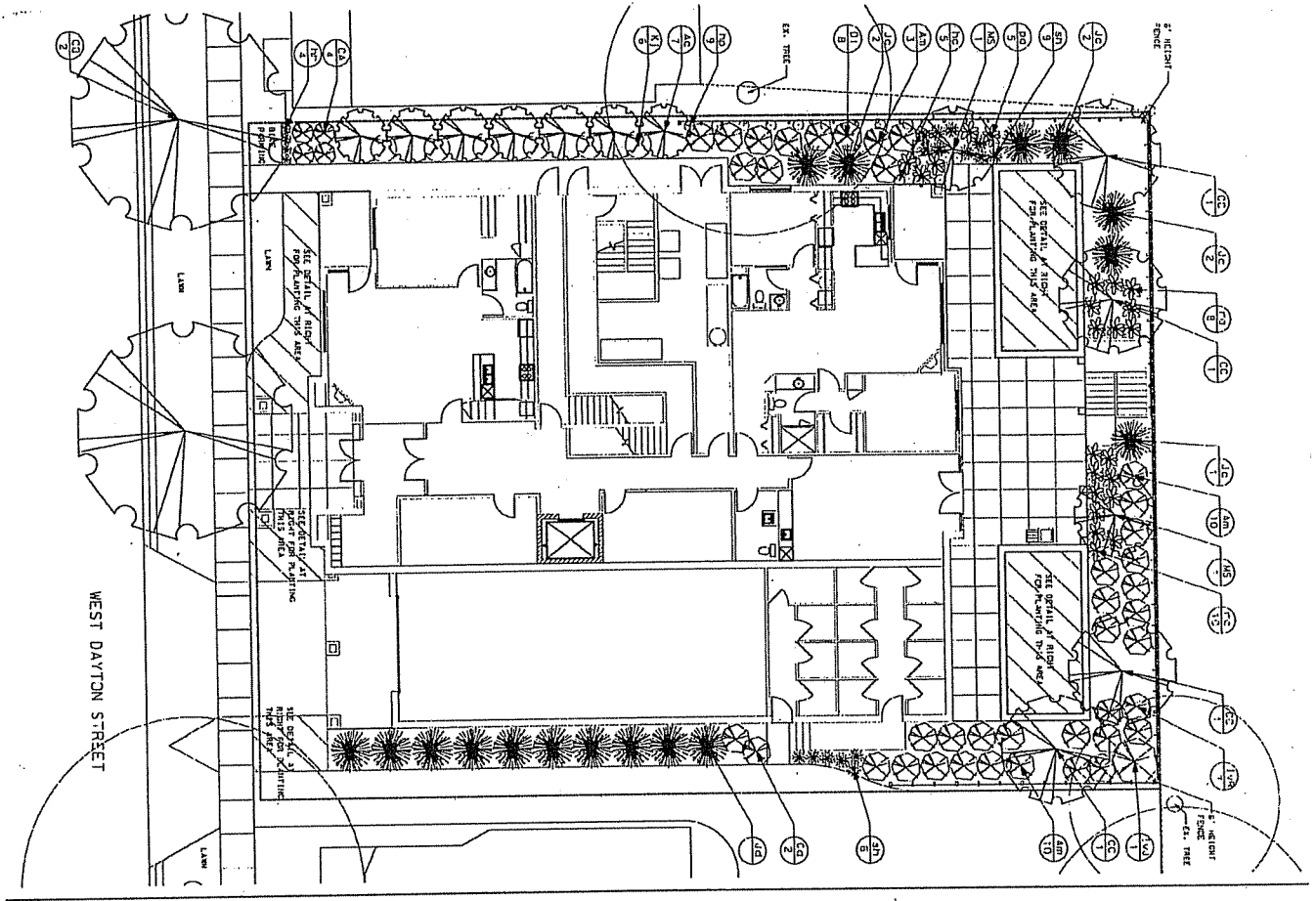
JOB #200523
JUNE 20, 2006

CH2M HILL & ASSOCIATES
 ARCHITECTS
 8411 BEDFORD SQUARE
 MADISON, WI 53717
 608-261-1100 (FAX)
 608-261-1100 (TEL)

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

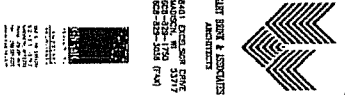
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 AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION
 OF CH2M HILL & ASSOCIATES
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DATE: 01-10-01
DRAWN BY: [blank]
DATE: [blank]





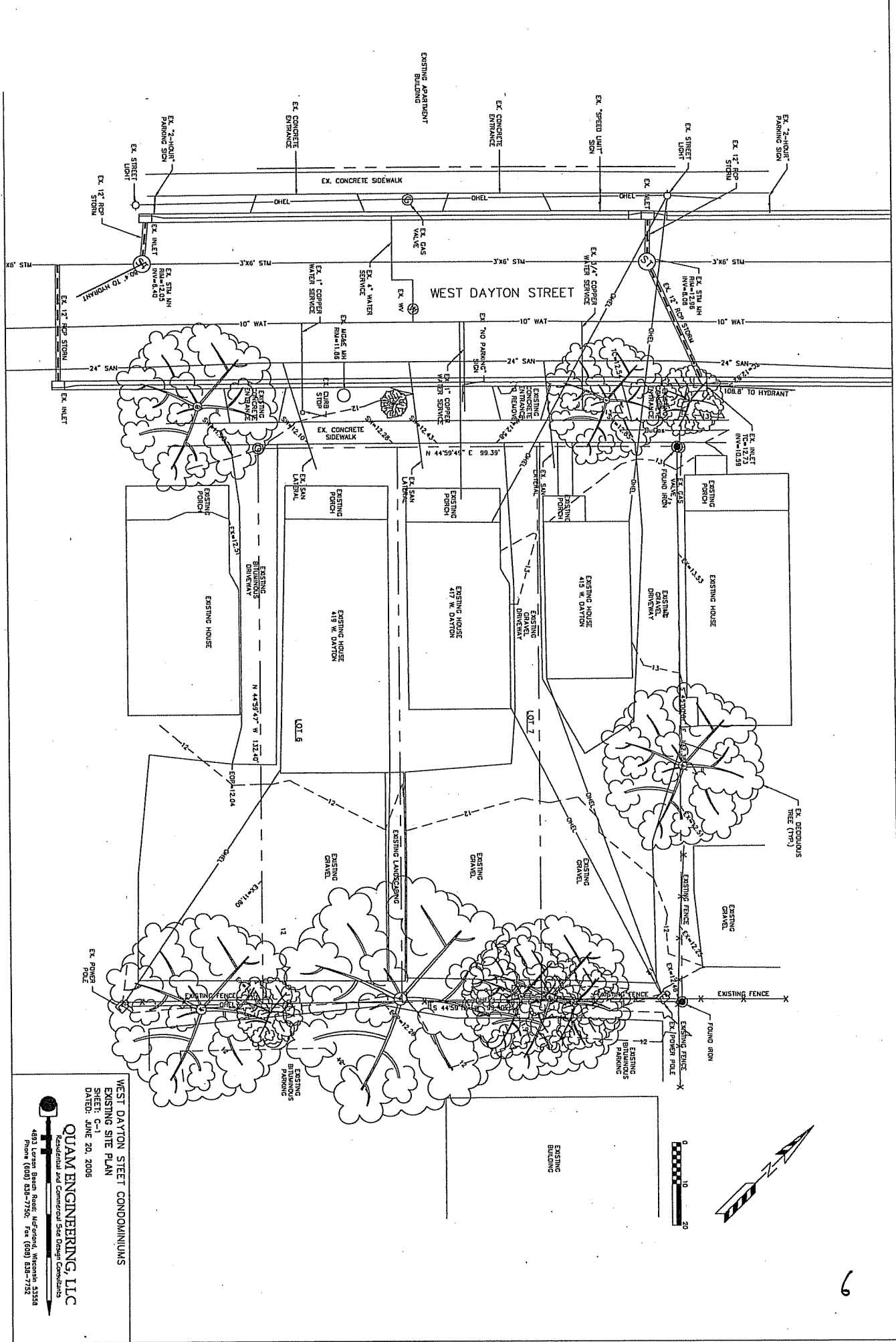
| Key Botanical Name | Common Name | Quantity |
|--------------------|---------------------|----------|
| Dioscorea sp. | Wild Yam | 1 |
| CC | Castanopsis | 4 |
| CO | Celtis occidentalis | 2 |
| MS | Morus nigra | 2 |
| BT | Baccharis | 2 |
| AM | Artemisia | 2 |
| CS | Carthagenia | 2 |
| DI | Dioscorea | 2 |
| HT | Hesperis | 2 |
| NR | Nerium | 2 |
| FR | Ficus | 2 |
| EM | Eucalyptus | 2 |
| LA | Larix | 2 |
| CO | Compositae | 2 |
| PA | Panicum | 2 |
| HY | Hydrangea | 2 |
| PR | Prunella | 2 |
| FR | Fragaria | 2 |
| SP | Spiraea | 2 |
| ST | Stachys | 2 |
| SN | Sonchus | 2 |

415 & 417 WEST DAYTON STREET
 WEST DAYTON STREET MADISON, WISCONSIN
MCCAUGHEY PROPERTIES, LLC
 914 W. SHORE DRIVE MADISON, WISCONSIN 53705



DATE: 08/21/08
 DRAWN BY: JI
 PROJECT: 200823

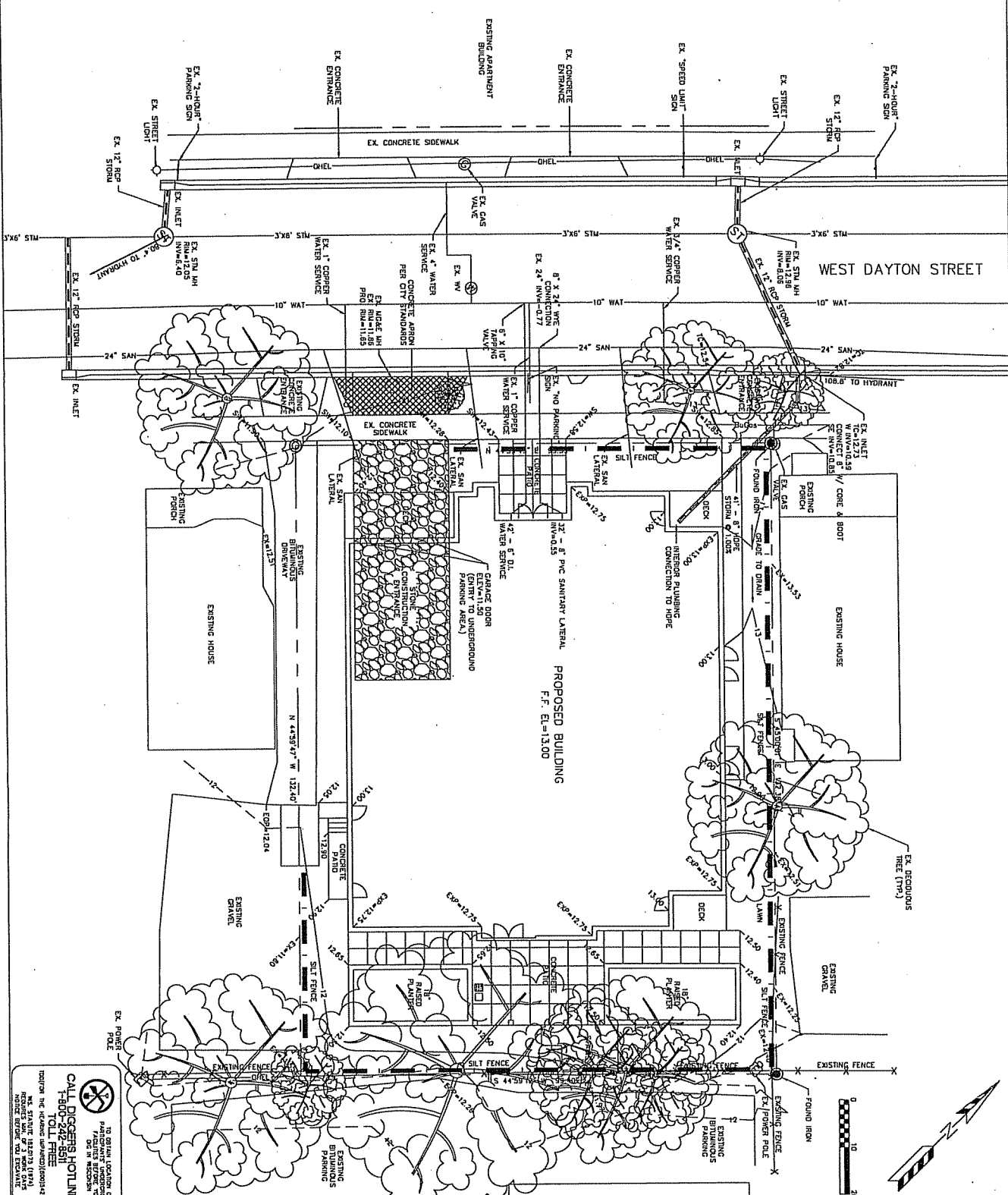
L-1



WEST DAYTON STREET CONDOMINIUMS
 EXISTING SITE PLAN
 SHEET: C-1
 DATED: JUNE 20, 2008

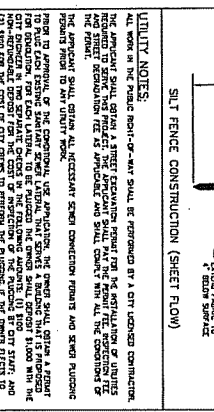
QUAM ENGINEERING, LLC
 Residential and Commercial Site Design/Construction

4893 Larson Beach Road, Wicoma, Wisconsin 53558
 Phone (608) 838-7756 Fax (608) 838-7752



WEST DAYTON STREET CONDOMINIUMS
 GRADING, EROSION CONTROL, AND UTILITY PLAN
 SHEET: C-2
 DATE: JUNE 20, 2008

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 4893 Larson Beach Road, Westdayton, Wisconsin 53558
 Phone: (608) 838-7730, Fax: (608) 838-7732



UTILITY NOTES:
 ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE APPROVED BY THE CITY ENGINEER. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS. THE CONSTRUCTION SHALL BE APPROVED BY THE CITY ENGINEER. THE CITY ENGINEER SHALL BE NOTIFIED AT LEAST 14 DAYS BEFORE THE START OF CONSTRUCTION. THE CITY ENGINEER SHALL BE NOTIFIED AT LEAST 14 DAYS BEFORE THE START OF CONSTRUCTION. THE CITY ENGINEER SHALL BE NOTIFIED AT LEAST 14 DAYS BEFORE THE START OF CONSTRUCTION.

EROSION CONTROL NOTES:
 EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS. THE CONSTRUCTION SHALL BE APPROVED BY THE CITY ENGINEER. THE CITY ENGINEER SHALL BE NOTIFIED AT LEAST 14 DAYS BEFORE THE START OF CONSTRUCTION. THE CITY ENGINEER SHALL BE NOTIFIED AT LEAST 14 DAYS BEFORE THE START OF CONSTRUCTION. THE CITY ENGINEER SHALL BE NOTIFIED AT LEAST 14 DAYS BEFORE THE START OF CONSTRUCTION.

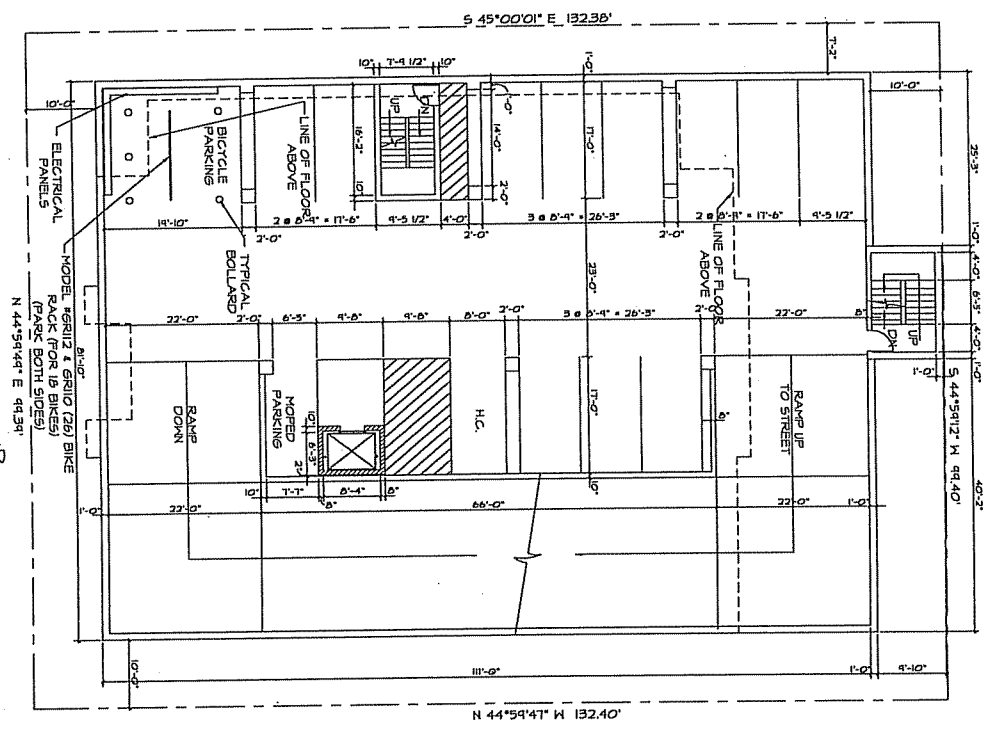
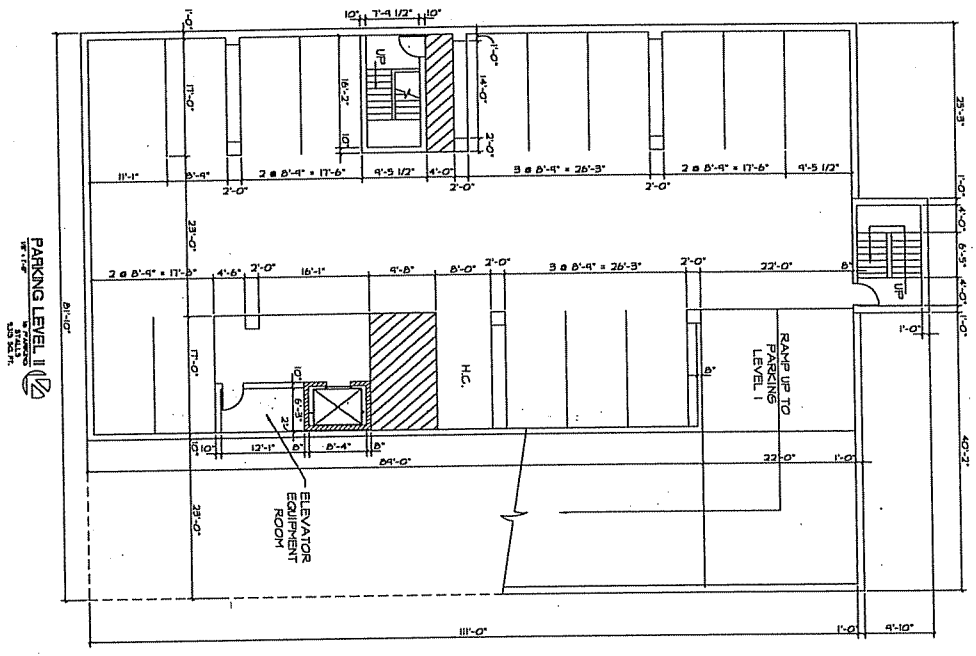
RESTORATION NOTES:
 RESTORATION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS. THE CONSTRUCTION SHALL BE APPROVED BY THE CITY ENGINEER. THE CITY ENGINEER SHALL BE NOTIFIED AT LEAST 14 DAYS BEFORE THE START OF CONSTRUCTION. THE CITY ENGINEER SHALL BE NOTIFIED AT LEAST 14 DAYS BEFORE THE START OF CONSTRUCTION. THE CITY ENGINEER SHALL BE NOTIFIED AT LEAST 14 DAYS BEFORE THE START OF CONSTRUCTION.

REGULATORY AGENCIES:
 CITY OF WEST DAYTON, WISCONSIN
 ENVIRONMENTAL HEALTH DEPARTMENT
 100 WEST DAYTON STREET
 WEST DAYTON, WI 53558

ENGINEER:
 QUAM ENGINEERING, LLC
 WEST DAYTON, WI 53558

DATE:
 JUNE 20, 2008

SCALE:
 AS SHOWN



PARKING LEVEL I
 1/8" = 1'-0"
 12/11/17
 4/26/18

PARKING LEVEL I
 1/8" = 1'-0"
 12/11/17
 4/26/18

DATE: 04/26/18
 DRAWN BY: [redacted]
 PROJECT: 200333
 CLIENT: MCCAUGHEY PROPERTIES, LLC
 914 W. SHORE DRIVE MADISON, WISCONSIN 53715

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

DEPT. HEIN & ASSOCIATES
 ARCHITECTS
 8401 EXETER DRIVE
 MADISON, WI 53717
 608-278-2555 (FAX)

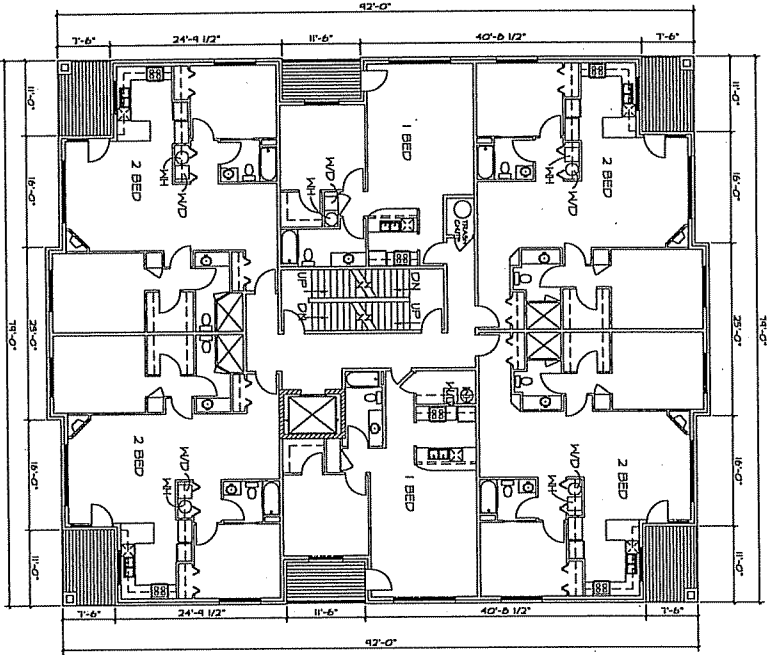


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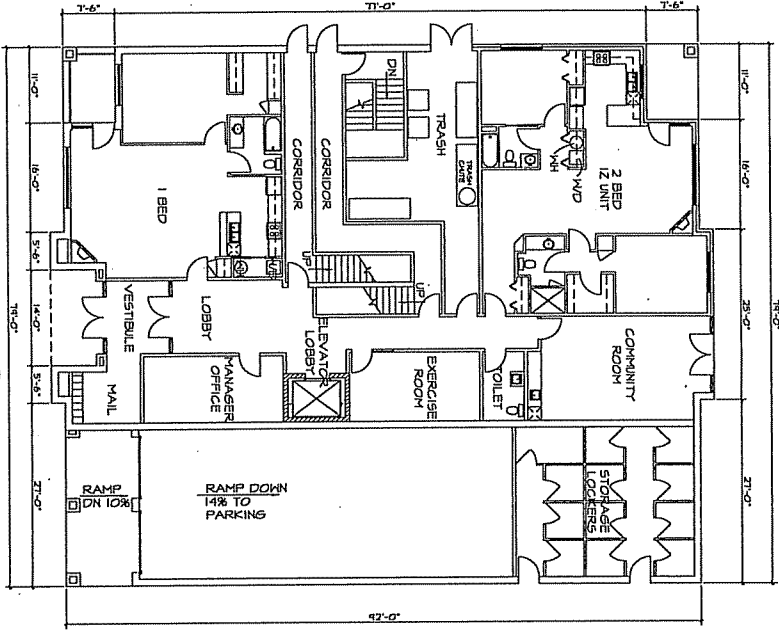
ROOM MIX
(18) 2 BEDROOM UNITS
(7) 1 BEDROOM UNITS

LEVEL 2
WEST UNIT

UNIT SQ. FT.
2 BEDROOM: 1,024 SF.
1 BEDROOM: 704 SF.



LEVEL 1
WEST UNIT



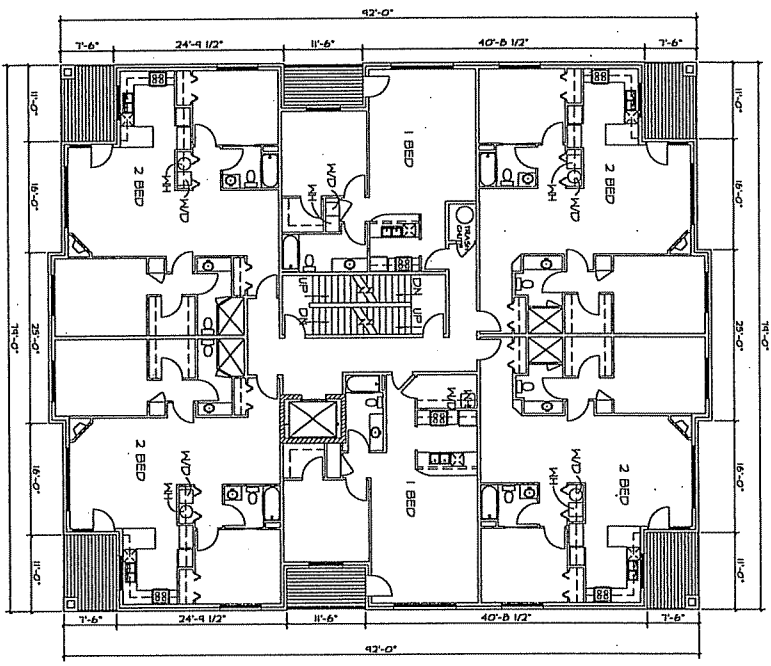
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PROJECT: 201313
DRAWING NO: 101-101313
DATE: 02/20/13

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

CARRI BROWN & ASSOCIATES
ARCHITECTS
6401 EXETER DRIVE
MADISON, WISCONSIN 53719
608-261-1100 (FAX)
608-261-3010 (CELL)



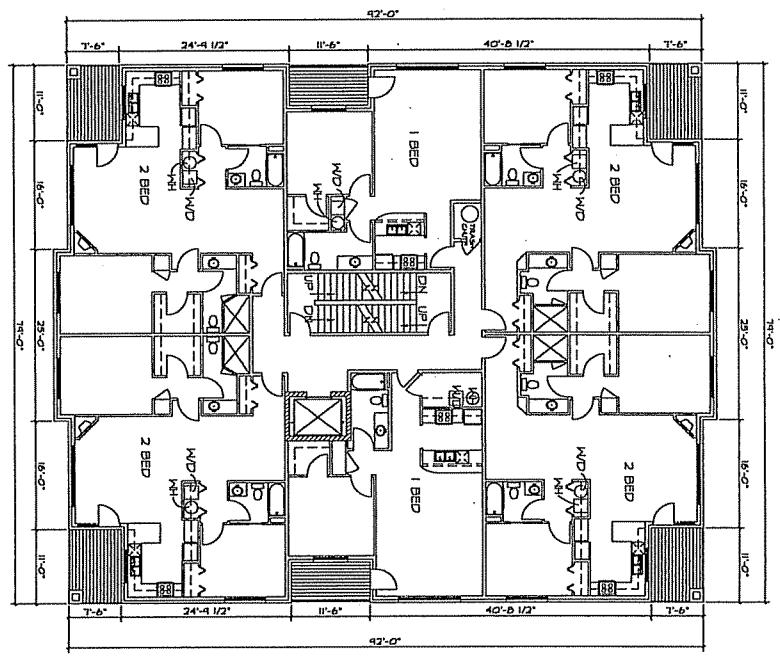
ROOM MIX
(13) 2 BEDROOM UNITS
(7) 1 BEDROOM UNITS



LEVEL 4
12' x 12' SCALE

UNIT 59, FT.
2 BEDROOM, 1,094 SF.
1 BEDROOM, 704 SF.

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



LEVEL 3
12' x 12' SCALE

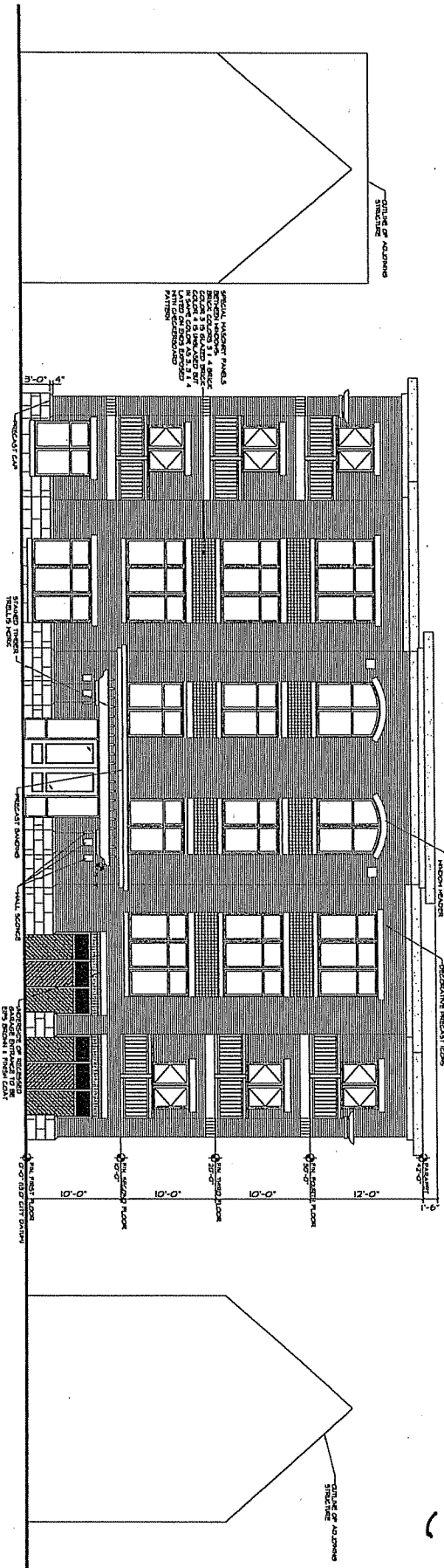
UNIT 59, FT.
2 BEDROOM, 1,094 SF.
1 BEDROOM, 704 SF.

Office: 608.261.3434
 Project: 415 - 419 West Dayton Street
 CAD/VP: 4/11/2013
 DATE: 06/20/13

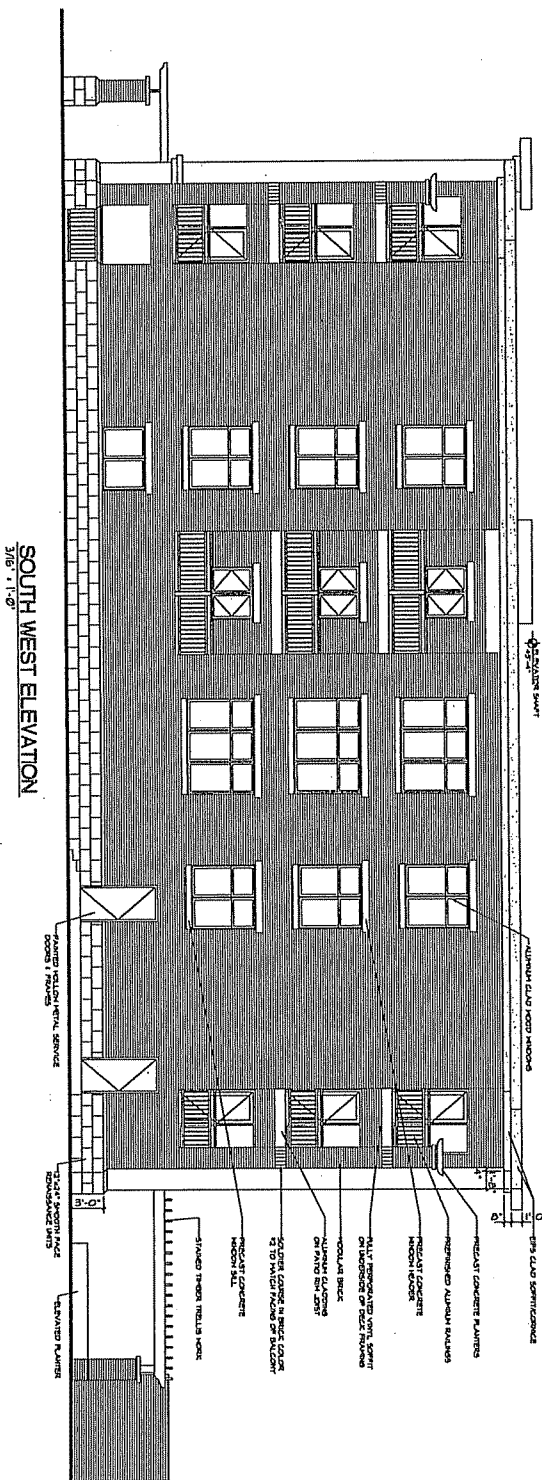
PROJECT:
415 - 419 WEST DAYTON STREET
 WEST DAYTON STREET MADISON, WISCONSIN
 CLIENT:
MCCAUGHEY PROPERTIES, LLC
 914 W. SHORE DRIVE MADISON, WISCONSIN 53715

CURT BISHOP & ASSOCIATES
 ARCHITECTS
 9411 EXETER DRIVE
 MADISON, WI 53719
 608-422-1258 (FAX)





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

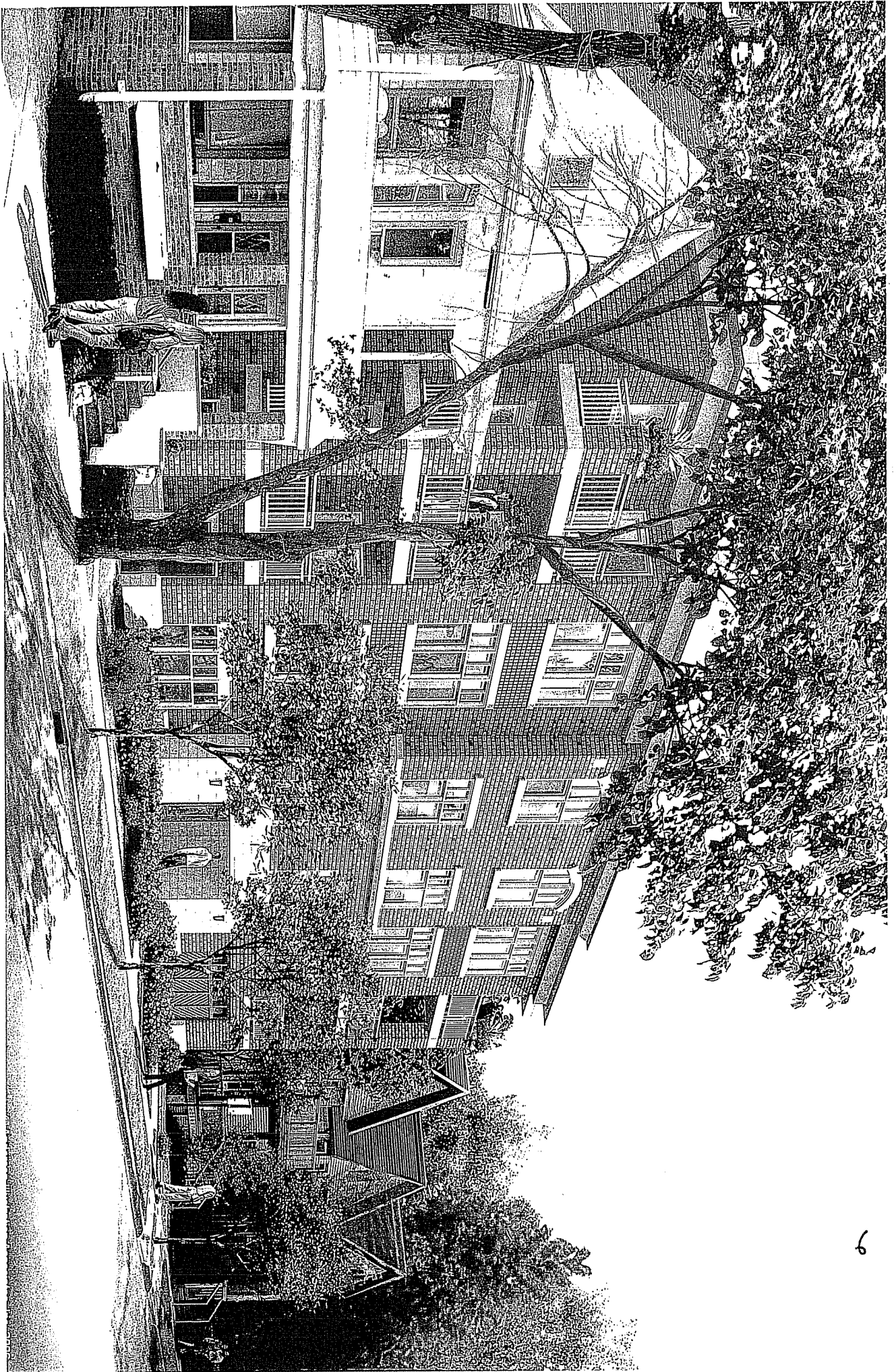


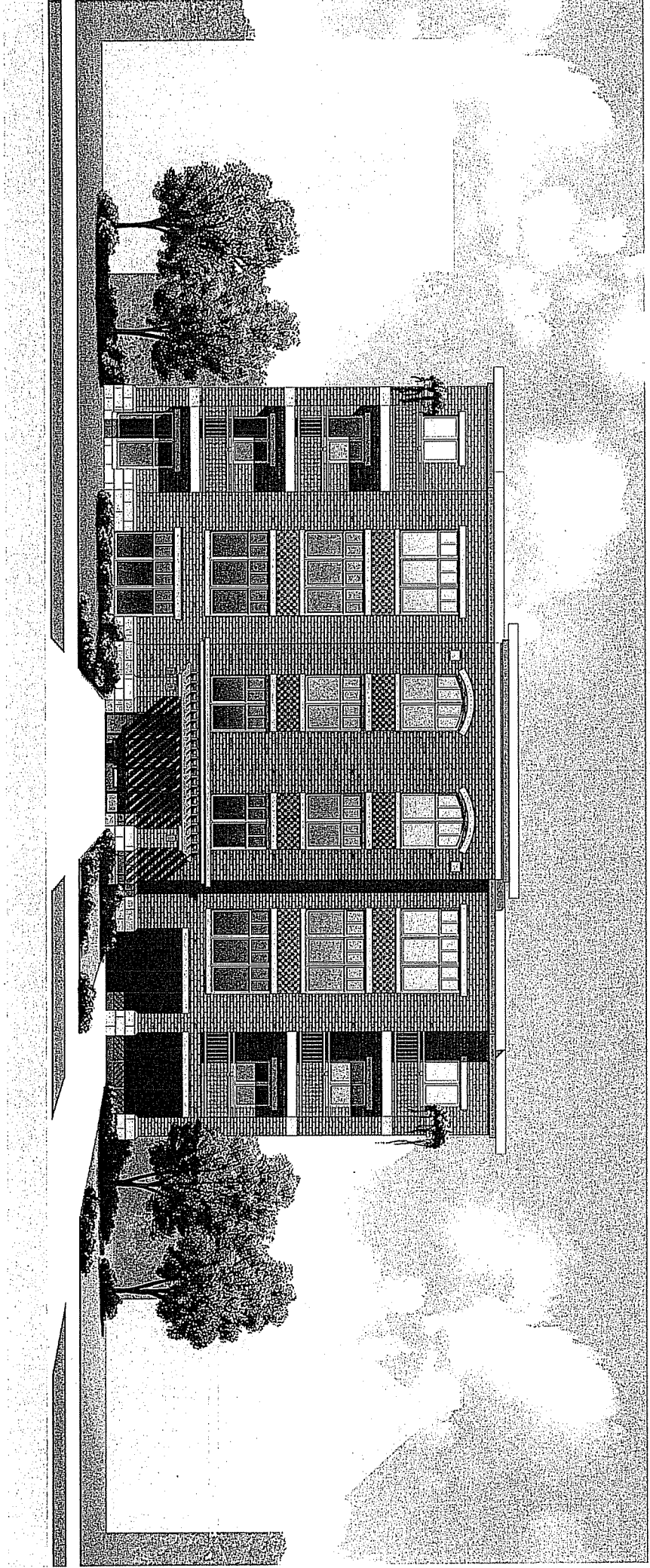
SOUTH WEST ELEVATION
3/16" = 1'-0"

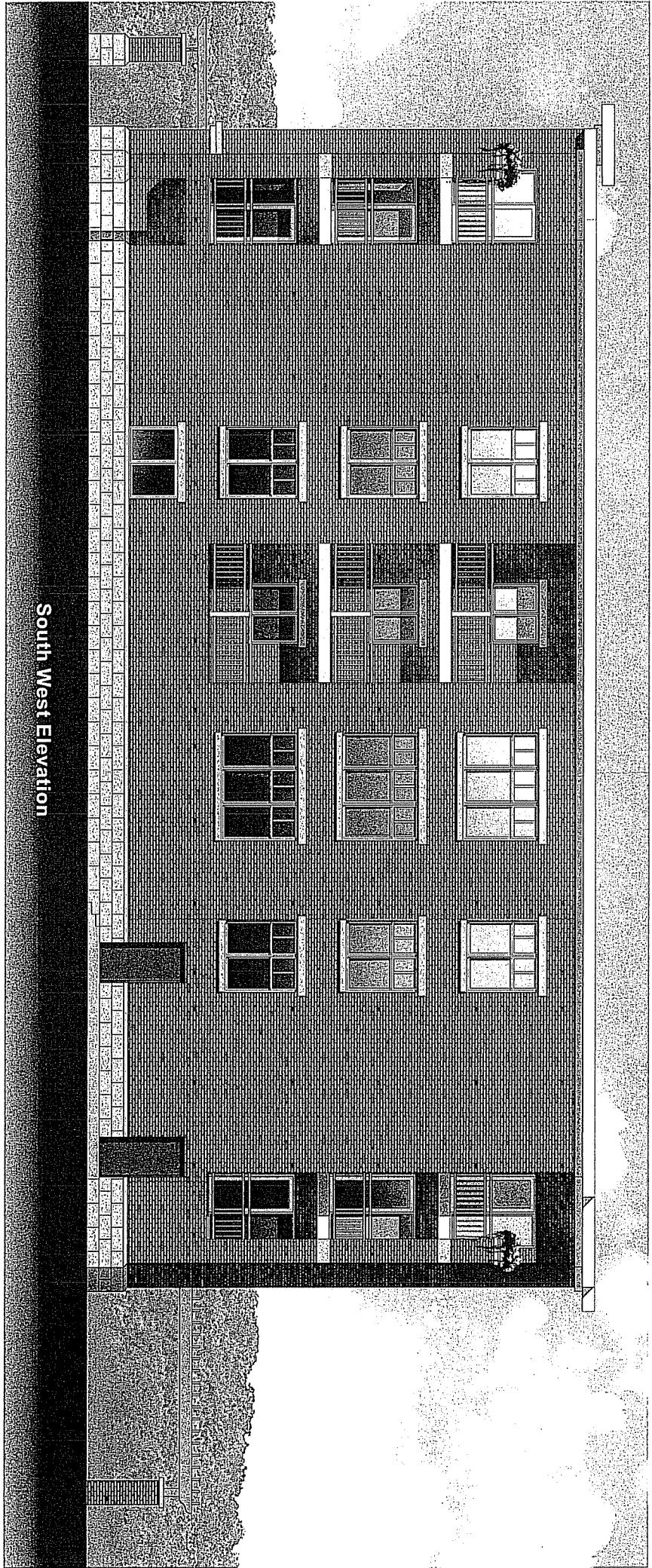
DAVE HUNT & ASSOCIATES
ARCHITECTS
8401 DELICIOUS DRIVE
MADISON, WI 53717
608-278-3018 (Fax)

PROJECT:
415 - 419 WEST DAYTON STREET
WEST DAYTON STREET MADISON, WISCONSIN
CLIENT:
MC CAUGHEY PROPERTIES, LLC
814 W. SHORE DRIVE MADISON, WISCONSIN 53715

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For additional information,
please contact Dave Hunt at
608-278-3018 or
dave@huntandassoc.com
DAVE HUNT & ASSOC.
PROJECT#: 200533
DRAWN FILE: 601-200533
DRAWN BY: TR/DJD
DATE: 02/20/15







South West Elevation

South East Elevation

