

**From:** Walker, Bryan  
**Sent:** Monday, May 07, 2012 10:14 AM  
**To:** Parks, Timothy  
**Cc:** Murphy, Brad  
**Subject:** RE: Plan commission meeting

See attached. The loading area doesn't necessarily have to be 10' x 35' since they have one in the back, but enough for pizza delivery, taxi/bus service, etc. Option 1 is our preference because it's further away from the Randall Avenue intersection. I would expect them to keep the loading area in the back as well with these options. Both driveways are existing and the vehicle would back into Dayton, which already occurs in other areas along the street. I'm open to other options that the developer may come up with, but we want to avoid vehicle loading directly on Dayton St blocking the bike lane and single traffic lane since the front door is located there. Let me know if you need more info.

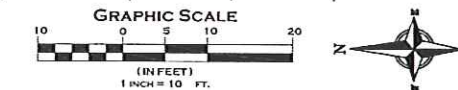
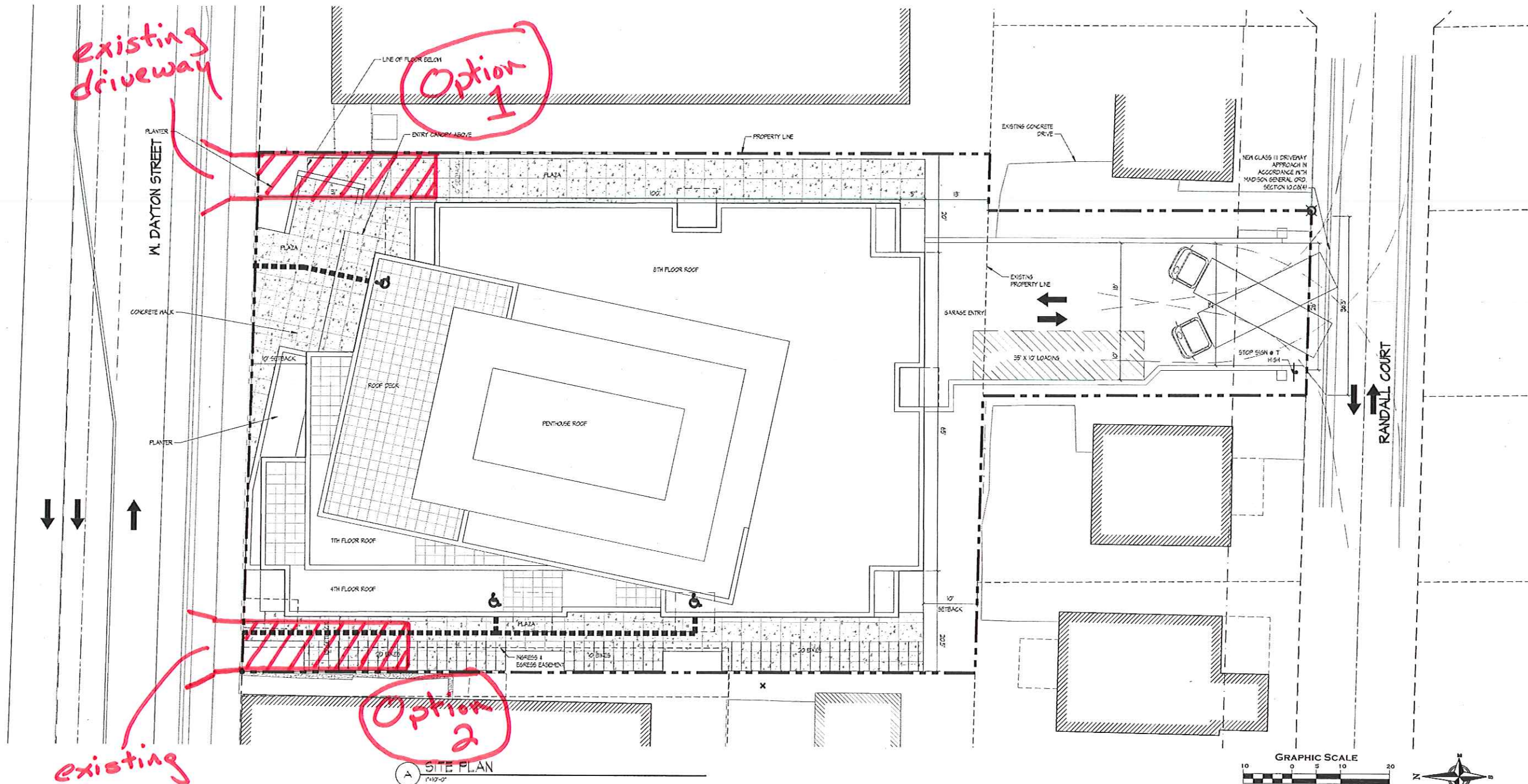
Consultant

Notes

1. A SIDE WALK WITH A PITCH GREATER THAN 1:20 IS A RAMP. THE MAXIMUM PITCH OF ANY RAMP OR WALK SHALL BE 1:12. RAMP'S OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
2. ALL DRIVEWAYS CURB ADJACENT TO DRIVEWAYS AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
3. ALL TRASH AND RECYCLING TO BE COLLECTED IN TRASH ROOM IN THE BUILDING.
4. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
5. BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 20.11, (SEE SUBSECTIONS (3)(A) AND (3)(B)(2)).

Revisions

Land Use Application - 2012-02-22



SITE STATISTICS			
<b>Dwelling Unit Mix:</b>		<b>Building Height:</b>	Eight Stories
One-Bedroom	8	<b>Vehicle Parking:</b>	
Two-Bedroom	16	Underground-Residential	43 stalls (including 1 accessible stall)
Three-Bedroom	14	<b>Bike Parking:</b>	
Four-Bedroom	18	Underground 2'x6'	17 stalls
Five-Bedroom	9	Underground Nail Hung	132 stalls
<b>Total Dwelling Units</b>	<b>65</b>	Surface 2'x6'	50 stalls
		<b>Total</b>	<b>199 stalls</b>
<b>Areas:</b>		<b>Moped Parking:</b>	
Total Gross Floor Area	76,803 S.F.	Underground	26 stalls
<b>Densities:</b>			
Lot Area	18.312 or .42 acres		
Lot Area/DU	281.7 SF/Units		
Density	154.8 Units/Acre		
FAR	4.2		

SHEET INDEX			
C-1.0	OVERALL SITE PLAN	A-1.P.2	PARKING LEVEL 2 PLAN
C-1.1	FIRE ACCESS PLAN	A-1.P.1	PARKING LEVEL 1 PLAN
C-1.2	LIGHTING PLAN	A-1.1	FIRST FLOOR PLAN
C-2.0	TOPOGRAPHIC & FLAT OF SURVEY	A-1.2	SECOND - FOURTH FLOOR PLANS
C-2.1	TOPOGRAPHIC & FLAT OF SURVEY	A-1.3	FIFTH - SEVENTH FLOOR PLANS
C-2.2	EXISTING CONDITIONS	A-1.4	EIGHTH FLOOR PLAN
C-3.0	DEMOLITION PLAN	A-1.5	PENTHOUSE PLAN
C-4.0	EROSION CONTROL PLAN	A-2.1	NORTH ELEVATION
C-5.0	GRADING PLAN	A-2.2	WEST ELEVATION
C-6.0	UTILITY PLAN	A-2.3	SOUTH ELEVATION
		A-2.4	EAST ELEVATION
L-1.0	LANDSCAPE PLAN		

Project Title  
**1323 W. Dayton Street**  
Madison, WI

Drawing Title  
**Overall Site Plan**

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

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