

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____

03204

DATE SUBMITTED: <u>6/30/06</u>	Action Requested
UDC MEETING DATE: <u>7/12/06</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 415, 417 & 419 W. Dayton Street

ALDERMANIC DISTRICT: Verveer

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
Capitol Bassett, LLC Gary Brink & Associates, Inc.
c/o Pat McCaughey 8401 Excelsior Drive
914 W. Shore Drive Madison, WI 53717
Madison, WI 53715

CONTACT PERSON: Architect (see above)

Address: _____

Phone: (608) 829-1750

Fax: (608) 829-3056

E-mail address: jjbrink@tds.net



TYPE OF PROJECT:

(See Section A for:)

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

(See Section B for:)

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

(See Section C for:)

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

(See Section D for:)

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

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

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

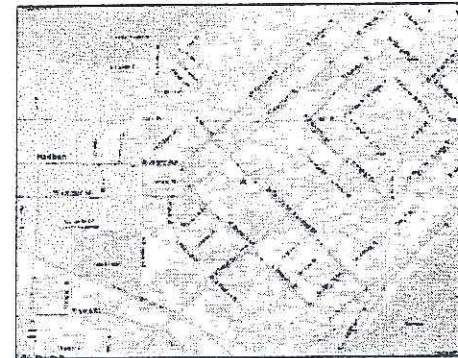
CIVIL ENGINEER:

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

LANDSCAPE ARCHITECT:

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

LOCATION MAP:



SHEET INDEX:

- 2.01 SITE PLAN
- L-1 LANDSCAPE PLAN
- C-1 EXISTING SITE PLAN
- C-2 GRADING AND EROSION CONTROL AND UTILITY PLAN
- 4.00-A PARKING LEVELS 1 & 2
- 4.01 LEVELS 1 & 2
- 4.02 LEVELS 3 & 4
- 6.01 SOUTH & WEST EXTERIOR ELEVATIONS
- 6.02 NORTH & EAST EXTERIOR ELEVATIONS



DEVELOPMENT DATA:

LEGAL DESCRIPTION:

LOT 7 AND THE NORTHEAST 1/2 OF LOT 6, BLOCK
42, ORIGINAL PLAT OF MADISON, CITY OF MADISON,
DANE COUNTY, WISCONSIN

PARKING DATA:

REQ. UNDERGROUND PARKING STALLS 26
HANDICAP PARKING STALLS PROVIDED: 2
TOTAL: 28
HANDICAP PARKING STALLS REQUIRED: (2)
PARKING STALLS PER UNIT: 1.40

PARKING LEVEL BICYCLE PARKING: 26
EXTERIOR VISITOR BICYCLE PARKING: 3
TOTAL BICYCLE PARKING: 29

UNIT MIX SUMMARY

FOUR 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 (35%)	13 (65%)	20

TOTAL UNITS: 20
TOTAL BEDROOMS: 33
TOTAL UNITS/ACRE: 66
TOTAL BEDROOMS/ACRE: 109.2

2 BEDROOM: 1,109 SQ. FT.
1 BEDROOM: 704 SQ. FT.

LAND AREA: 13,159 S.F.
0.302 ACRES

BUILDING AREA:

PARKING LEVEL 1: 9,315 SF. (GROSS)
PARKING LEVEL 2: 9,315 SF. (GROSS)
TOTAL SQ. FOOTAGE BELOW GRADE PARKING: 18,630 SF. (GROSS)

FIRST FLOOR (EXCLUDING GARAGE RAMP): 5,587 SF. (GROSS)
SECOND FLOOR: 6,900 SF. (GROSS)
THIRD FLOOR: 6,900 SF. (GROSS)
FOURTH FLOOR: 6,900 SF. (GROSS)
TOTAL BUILDING SQ. FOOTAGE ABOVE GRADE: 26,287 SF. (GROSS)
TOTAL BUILDING SQ. FOOTAGE: 44,917 SF. (GROSS)

FLOOR AREA RATIO: 1.998
USABLE OPEN/RECREATION SPACE:
GROUND LEVEL USABLE OPEN SPACE: 3,143 S.F. (GROSS)
RESIDENT DECKS USABLE OPEN SPACE: 1,501 S.F. (GROSS)
TOTAL USABLE OPEN SPACE: 4,644 S.F. (GROSS)

USABLE OPEN SPACE PER UNIT: 232.2 SF. (GROSS)
USABLE OPEN SPACE PER BEDROOM: 140.7 SF. (GROSS)

BUILDING HEIGHT - 42'-0" (T.O. CORNICE)

CURRENT ZONING DISTRICT: R-6

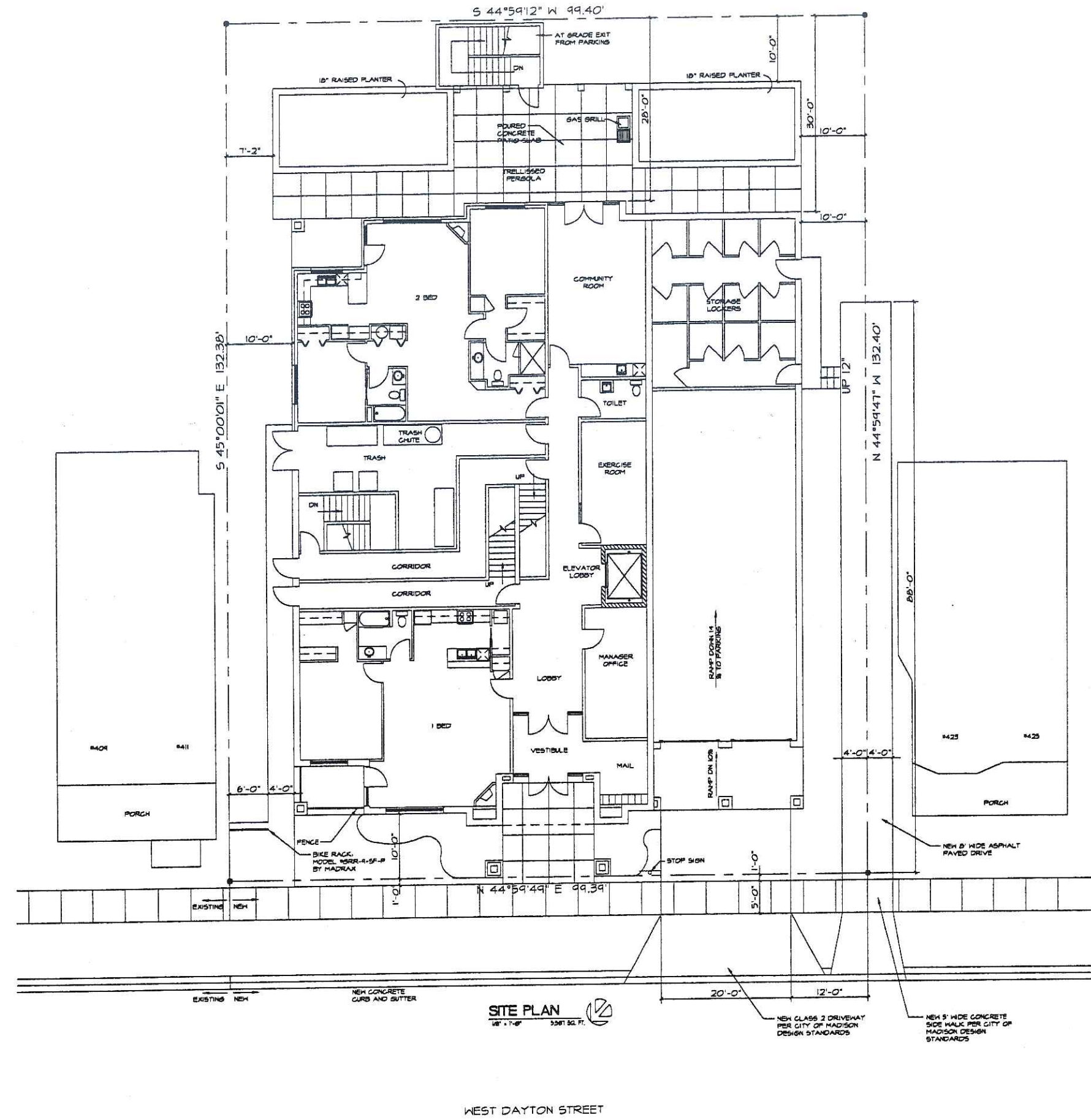
JOB #200523
JUNE 20, 2006

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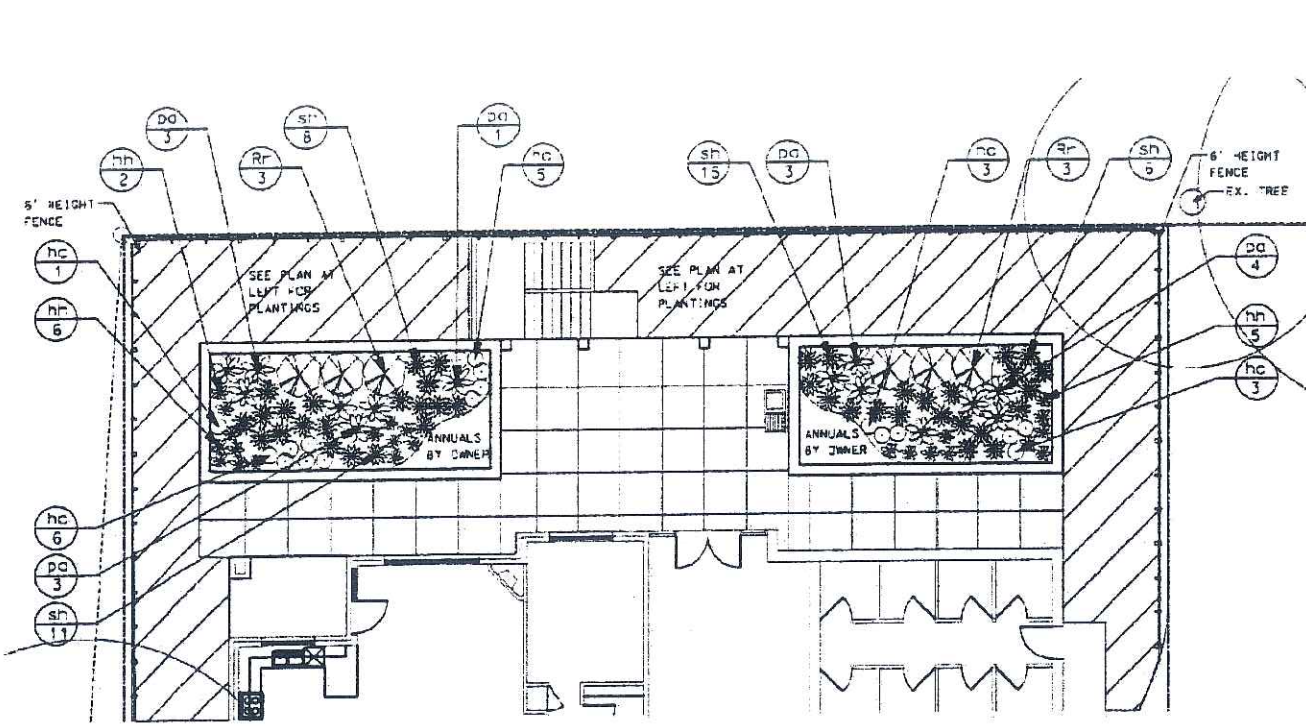
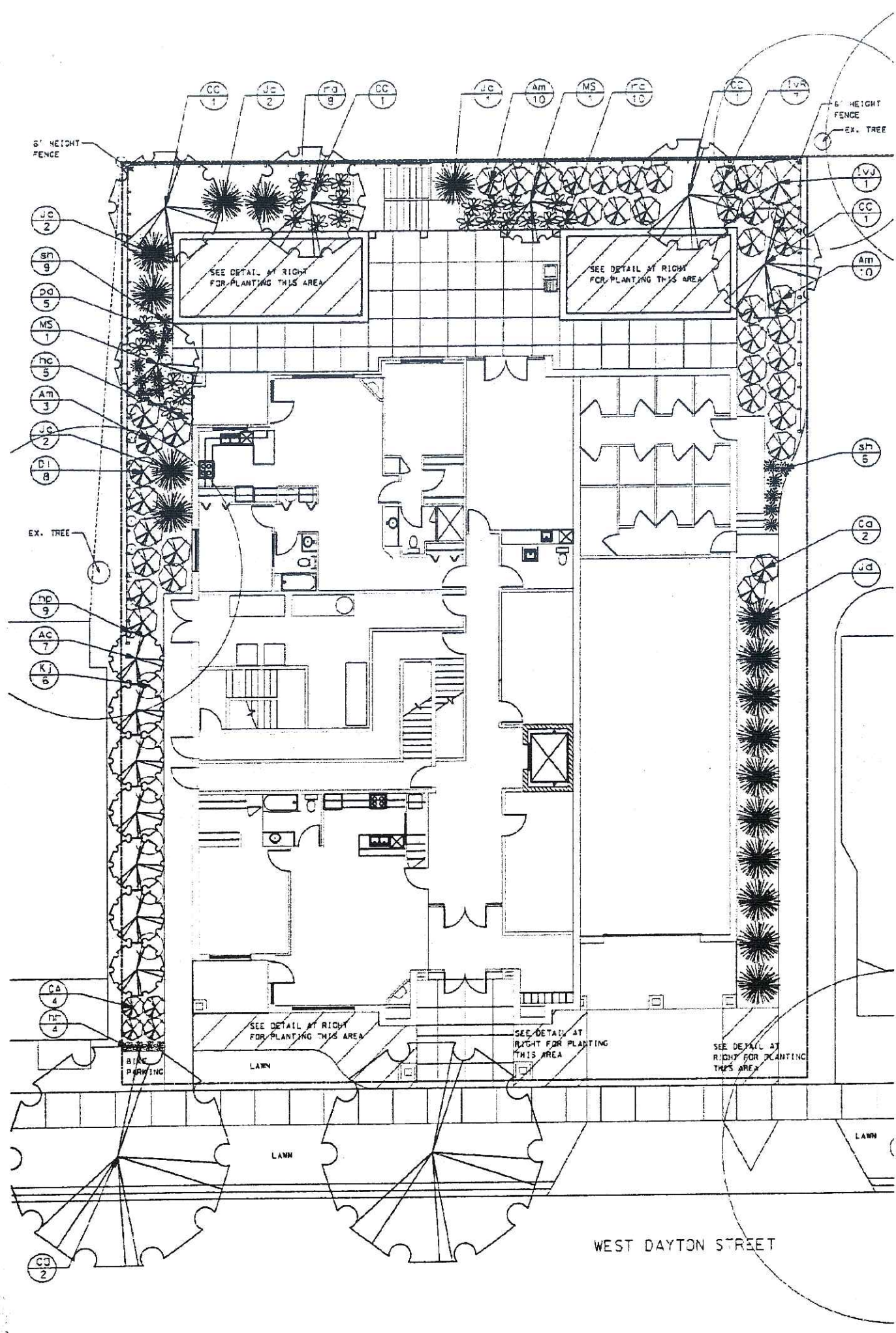


SITE PLAN
1/8" = 1'-0"
3361 SQ. FT.

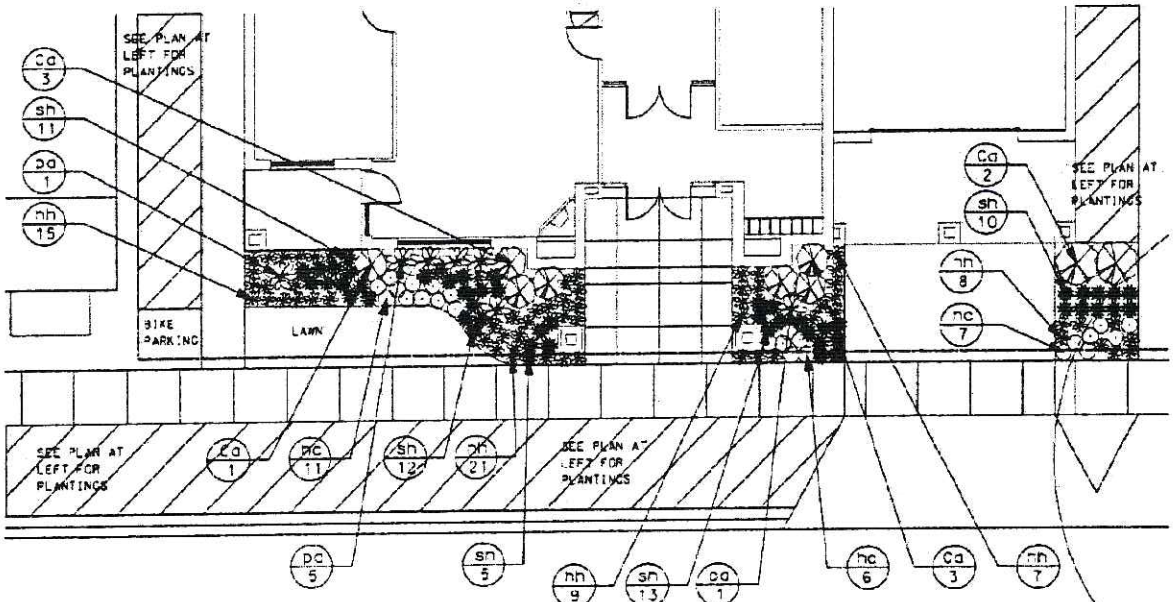
PROJECT: 415 - 419 WEST DAYTON STREET
WEST DAYTON STREET MADISON, WISCONSIN
CLIENT: MCCAUGHEY PROPERTIES, LLC
914 W. SHORE DRIVE MADISON, WISCONSIN 53715

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DATE: 06/20/06



Key	Botanical Name	Common Name	Quantity
Deciduous Trees			
CC	<i>Cercis canadensis</i>	Eastern Redbud	4
CO	<i>Celtis occidentalis</i>	Common Hackberry	2
MS	<i>Magnolia stellata</i>	Star Magnolia	2
Deciduous Shrubs			
Am	<i>Aronia melanocarpa 'Morton'</i>	Morton Chokeberry	23
Ca	<i>Clethra alnifolia 'Compacta'</i>	Summersweet Clethra	15
Di	<i>Dianella ionocera</i>	Dwarf Bush Honeysuckle	8
Nl	<i>Ilex verticillata 'Jim Dandy'</i>	Winterberry (male)	1
Nf	<i>Ilex verticillata 'Red Sprite'</i>	Winterberry (female)	7
KJ	<i>Kernia japonica</i>	Japanese Kernia	6
Rr	<i>Rosa 'Frau Dagmar Hastrup'</i>	Rose	6
Evergreen Shrubs			
Jc	<i>Juniperus chinensis 'Sea Green'</i>	Sea Green Juniper	7
Jd	<i>Juniperus Communis 'Depressa'</i>	Common Juniper	10
Perennials/Grasses/Groundcovers			
hc	<i>Heuchera 'Coral Bells'</i>	Coral Bells Heuchera	46
nh	<i>Hemerocallis</i>	Daylily	77
hp	<i>Hydrangea petiolaris</i>	Climbing Hydrangea	9
pa	<i>Perovskia atriplicifolia</i>	Russian Sage	12
ra	<i>Rhus aromatica 'GrowLow'</i>	GrowLow Sumac	18
sh	<i>Sporobolus heteropolis</i>	Prairie Dropseed	66



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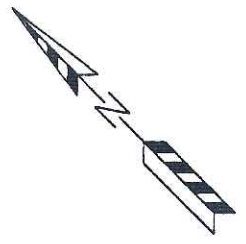
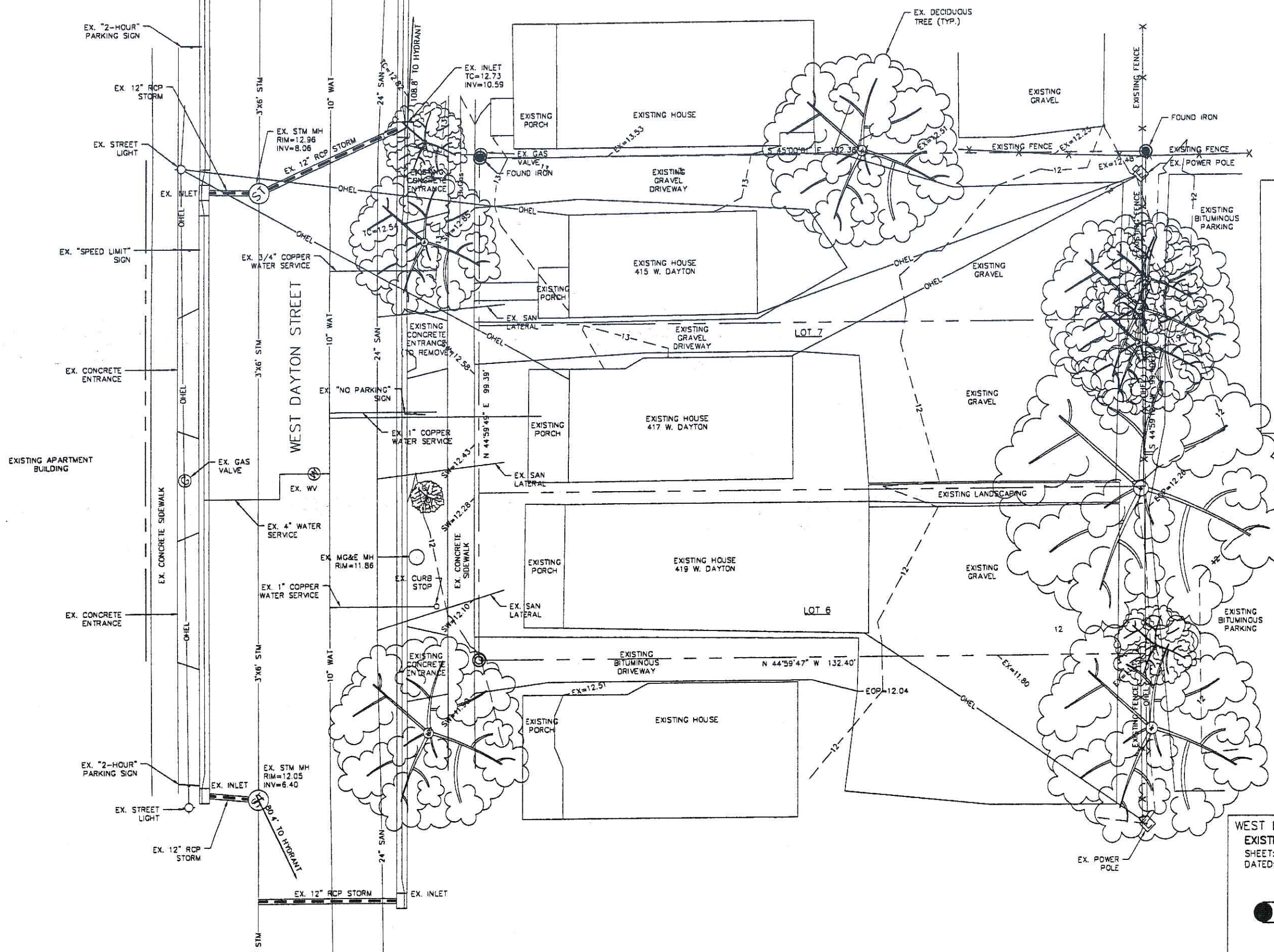


415 & 417 WEST DAYTON STREET
WEST DAYTON STREET MADISON, WISCONSIN
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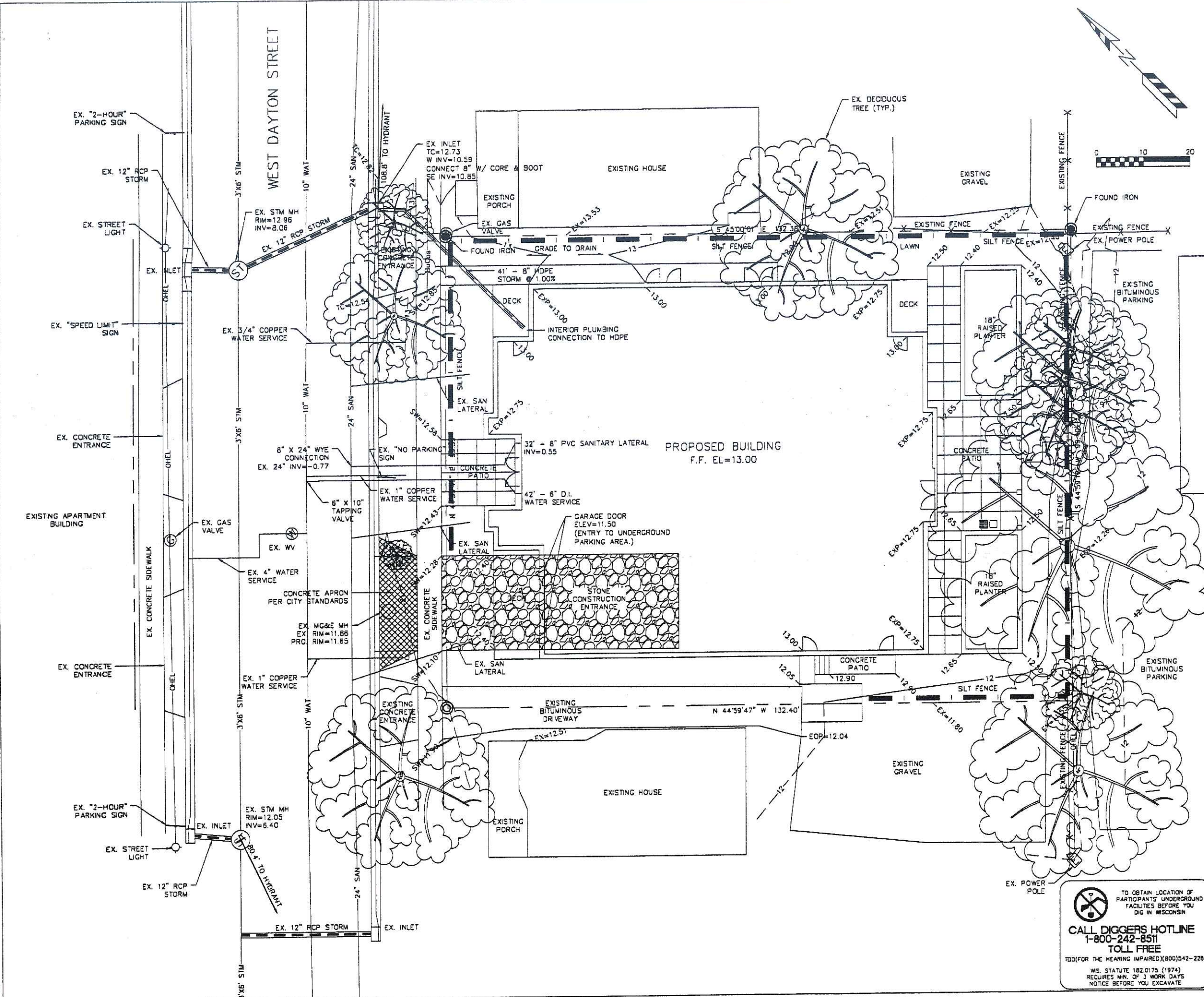
L-1



WEST DAYTON STEET 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



EROSION NOTES:
 THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY OR MORE FREQUENTLY AS REQUIRED BY THE CITY.

WOOD TYPE "C" INLET FILTERS SHALL BE INSTALLED AT EACH EXISTING STORM INLET AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND LANDSCAPING VEGETATION IS ESTABLISHED. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

SILT FENCE AND STOCKPILES SHALL BE FIELD LOCATED BY THE ENGINEER.
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:
 JANUARY 2 - 3, 2007 INSTALL EROSION CONTROL DEVICES.
 JANUARY 4 - DECEMBER 21, 2007 DEMOLISH EXISTING HOUSES AND CONSTRUCT BUILDING, SIDEWALK, UTILITIES, AND RESTORE DISTURBED AREAS.

RESTORATION NOTES:
 ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF 4 INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET.

FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

OWNER: McCAUGHEY PROPERTIES, LLC
 ATTN: PAT McCAUGHEY
 814 WEST SHORE DRIVE
 MADISON, WI 53715

ENGINEER: QUAM ENGINEERING, LLC
 ATTN: RYAN QUAM
 4893 LARSON BEACH ROAD
 MCFARLAND, WI 53558

STONE CONSTRUCTION ENTRANCE
 4' x 2' x 2' (MIN.) WOOD POST
 FILTER FABRIC
 SHEET FLOW
 2' MINIMUM
 EXTEND FABRIC TO 4" BELOW SURFACE

SILT FENCE CONSTRUCTION (SHEET FLOW)

UTILITY NOTES:
 ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR. THE APPLICANT SHALL OBTAIN A STREET EXCAVATION PERMIT FOR THE INSTALLATION OF UTILITIES REQUIRED TO SERVE THIS PROJECT. THE APPLICANT SHALL PAY THE PERMIT FEE, INSPECTION FEE AND STREET DEGRADATION FEE AS APPLICABLE AND SHALL COMPLY WITH ALL THE CONDITIONS OF THE PERMIT.

THE APPLICANT SHALL OBTAIN ALL NECESSARY SEWER CONNECTION PERMITS AND SEWER PLUGGING PERMITS PRIOR TO ANY UTILITY WORK.

PRIOR TO APPROVAL OF THE CONDITIONAL USE APPLICATION, THE OWNER SHALL OBTAIN A PERMIT TO PLUG EACH EXISTING SANITARY SEWER LATERAL THAT SERVES A BUILDING THAT IS PROPOSED FOR DEMOLITION. FOR EACH LATERAL TO BE PLUGGED THE OWNER SHALL DEPOSIT \$1,000 WITH THE CITY ENGINEER IN TWO SEPARATE CHECKS IN THE FOLLOWING AMOUNTS: (1) \$100 NON-REFUNDABLE DEPOSIT FOR THE COST OF INSPECTION OF THE PLUGGING BY CITY STAFF; AND (2) \$900 FOR THE COST OF CITY CREWS TO PERFORM THE PLUGGING. IF THE OWNER ELECTS TO COMPLETE THE PLUGGING OF A LATERAL BY PRIVATE CONTRACTOR AND THE PLUGGING IS INSPECTED AND APPROVED BY THE CITY ENGINEER, THE \$900 FEE SHALL BE REFUNDED TO THE OWNER.

WEST DAYTON STREET CONDOMINIUMS
 GRADING, EROSION CONTROL, AND UTILITY PLAN
 SHEET: C-2
 DATED: JUNE 20, 2006

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants

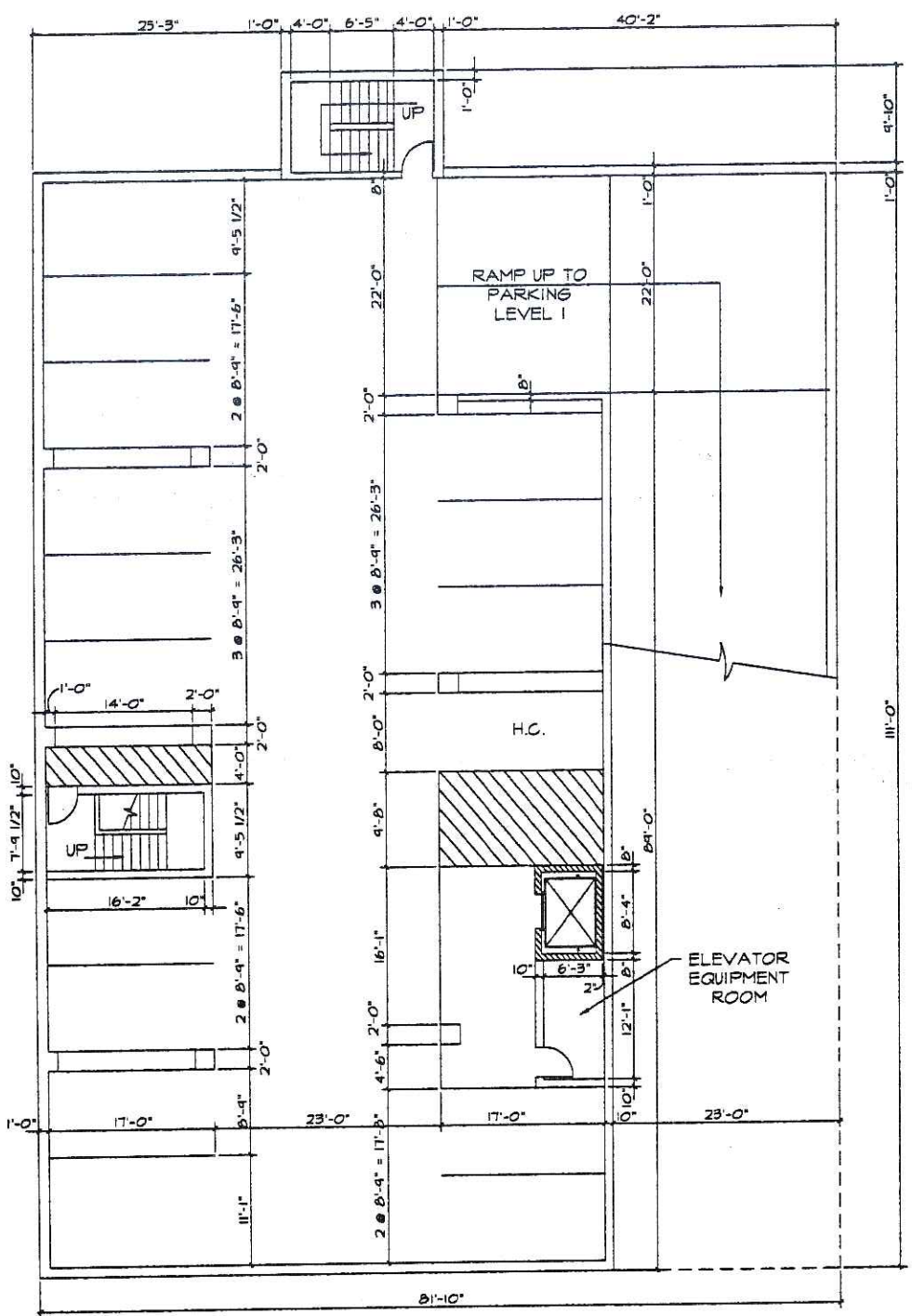
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 Phone (608) 838-7750; Fax (608) 838-7752

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE
 TDD FOR THE HEARING IMPAIRED (800) 542-2289
 WI. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

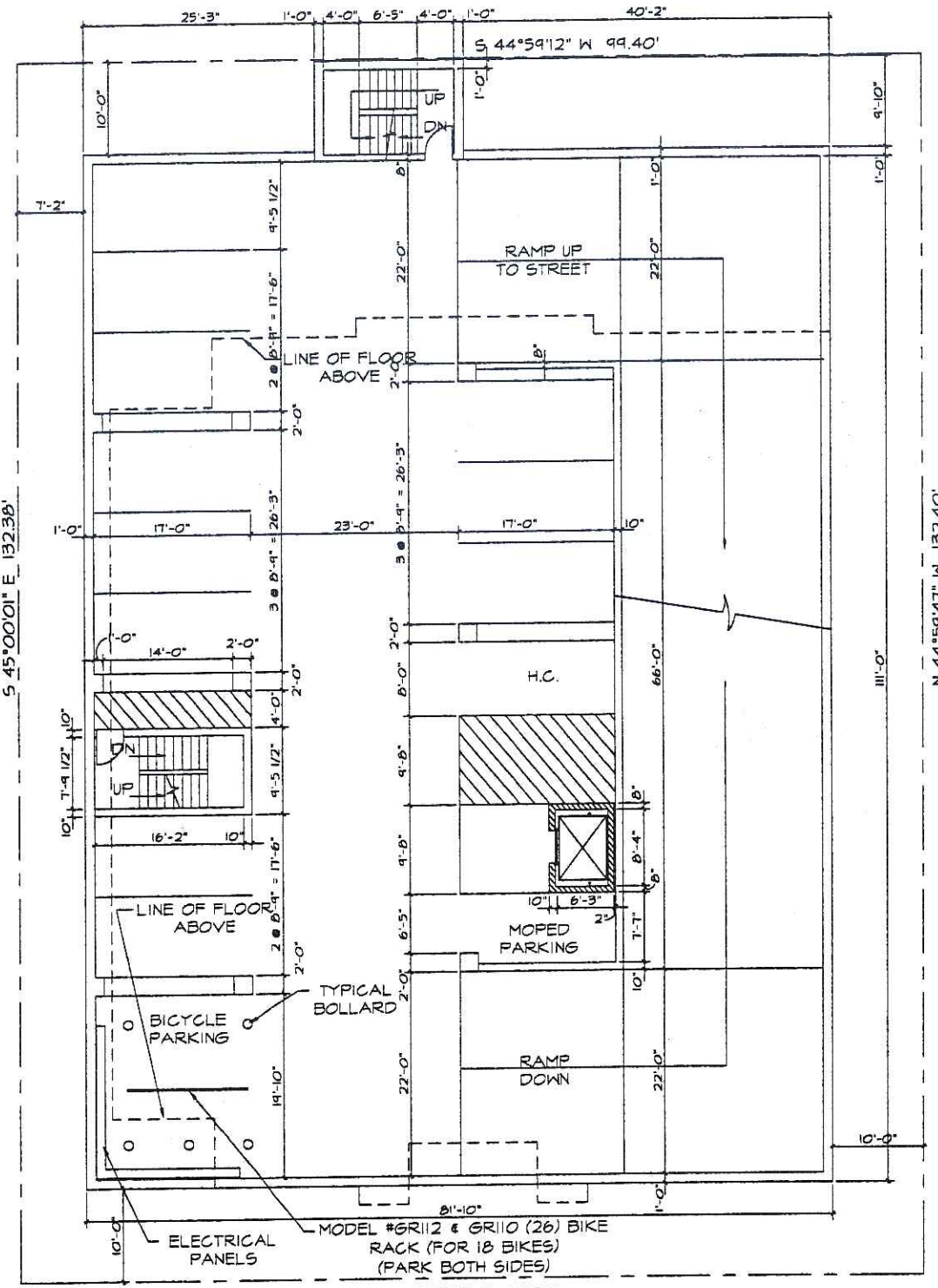


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PARKING LEVEL II
16 PARKING STALLS
838 SQ. FT.



PARKING LEVEL I
13 PARKING STALLS
838 SQ. FT.

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

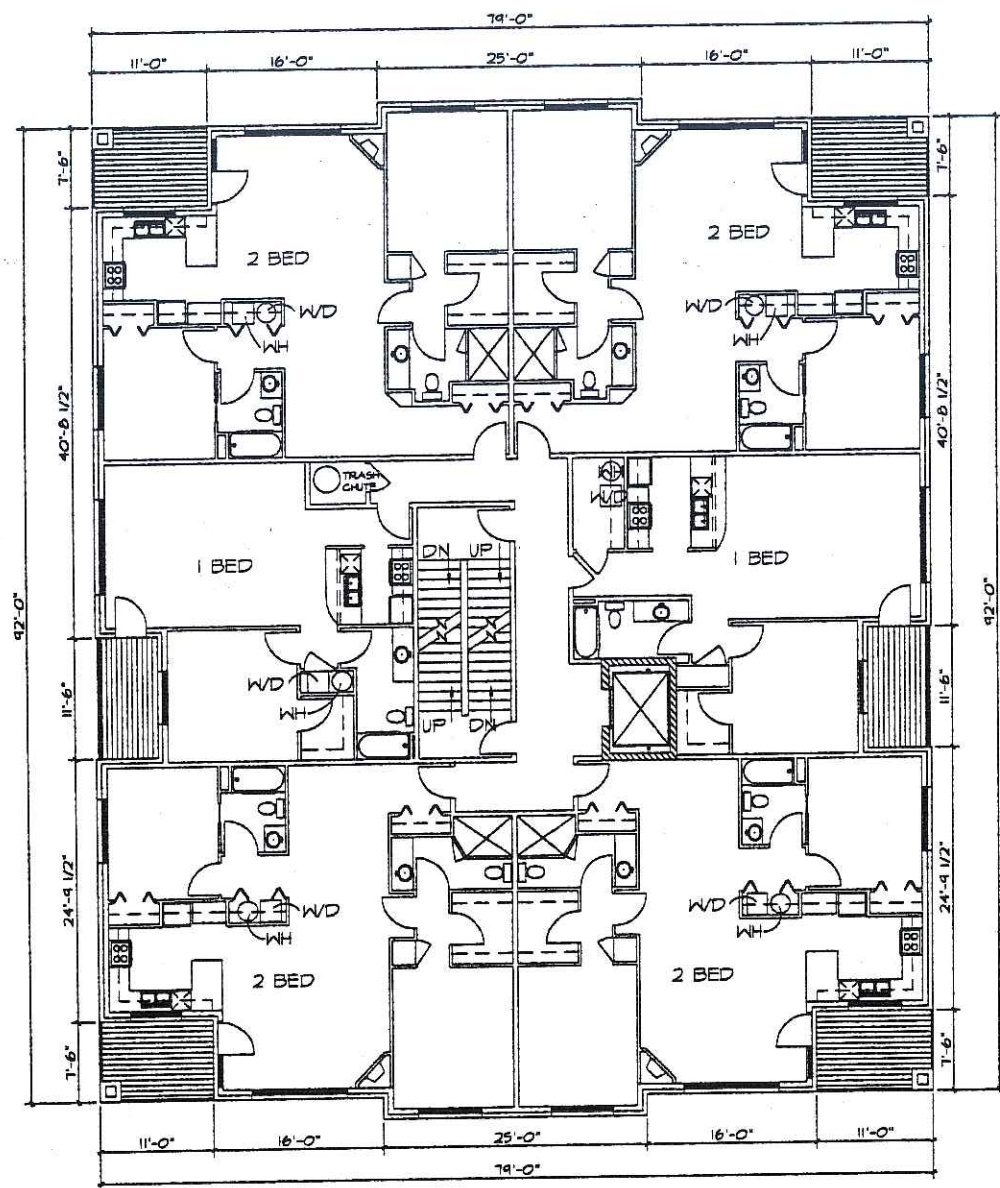
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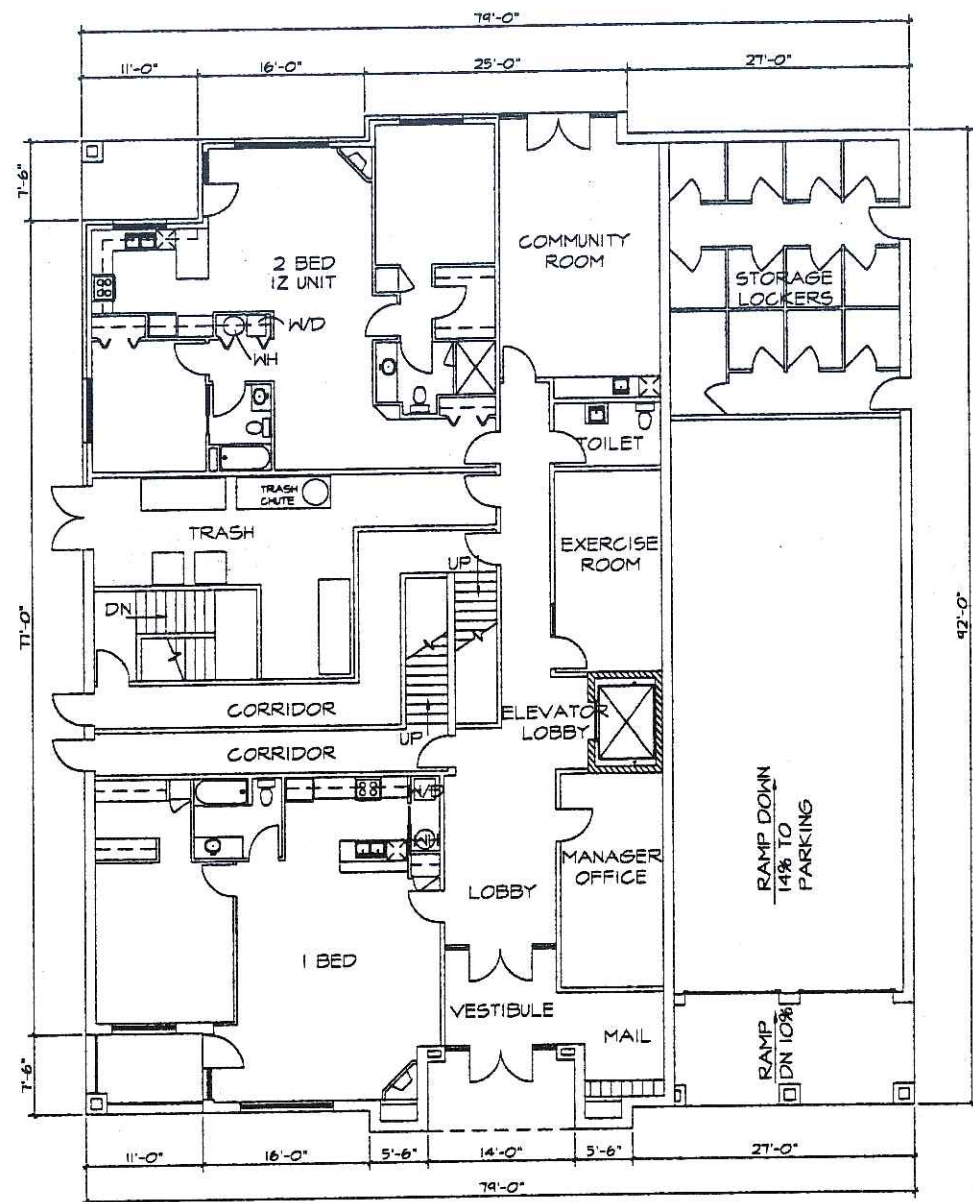
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ROOM MIX
(13) 2 BEDROOM UNITS
(7) 1 BEDROOM UNITS

LEVEL 2
18'-11/2" 3381 SQ. FT.

UNIT SQ. FT.
2 BEDROOM: 1104 SF.
1 BEDROOM: 704 SF.



LEVEL 1
18'-11/2" 3381 SQ. FT.

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WEST DAYTON STREET MADISON, WISCONSIN
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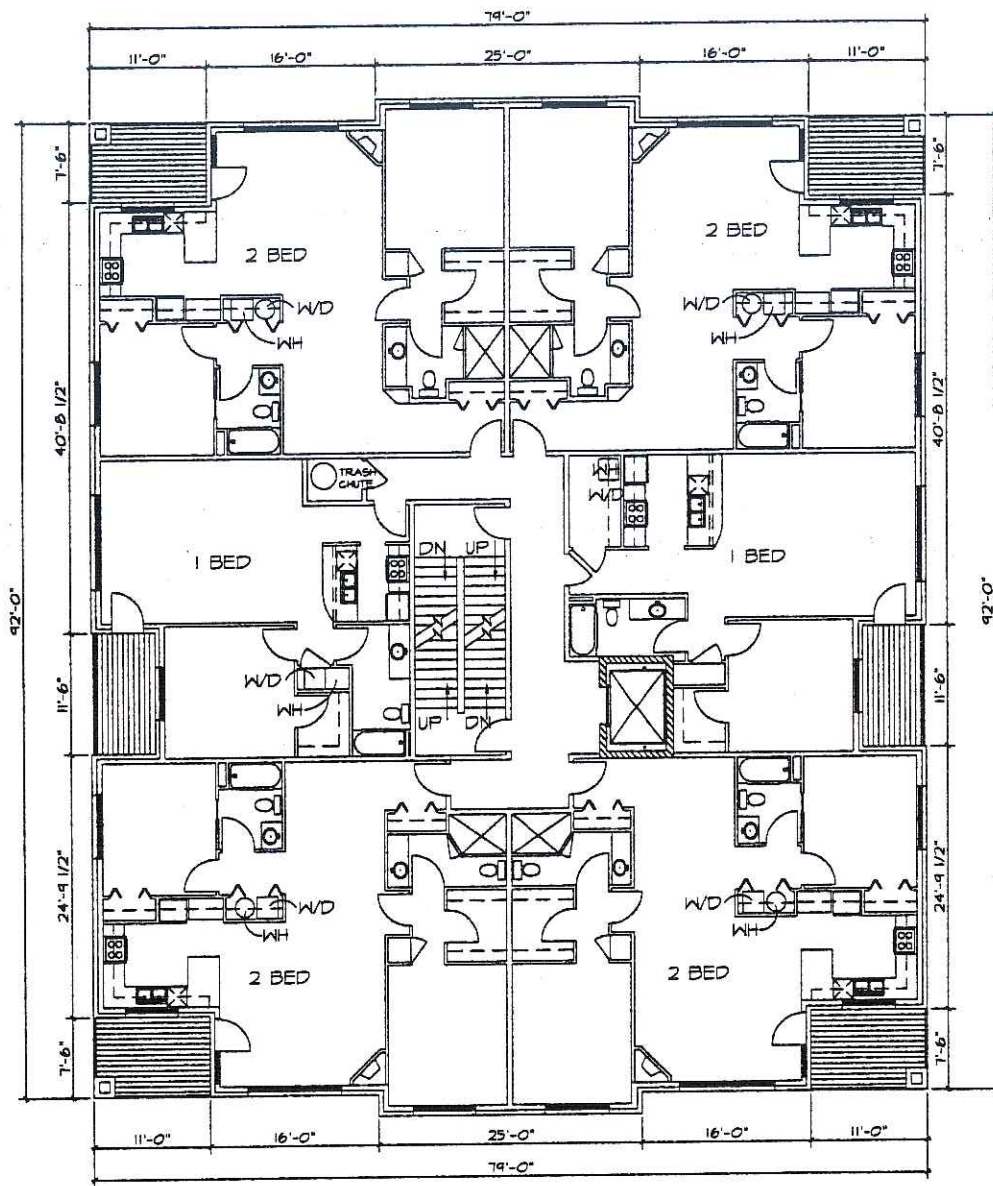
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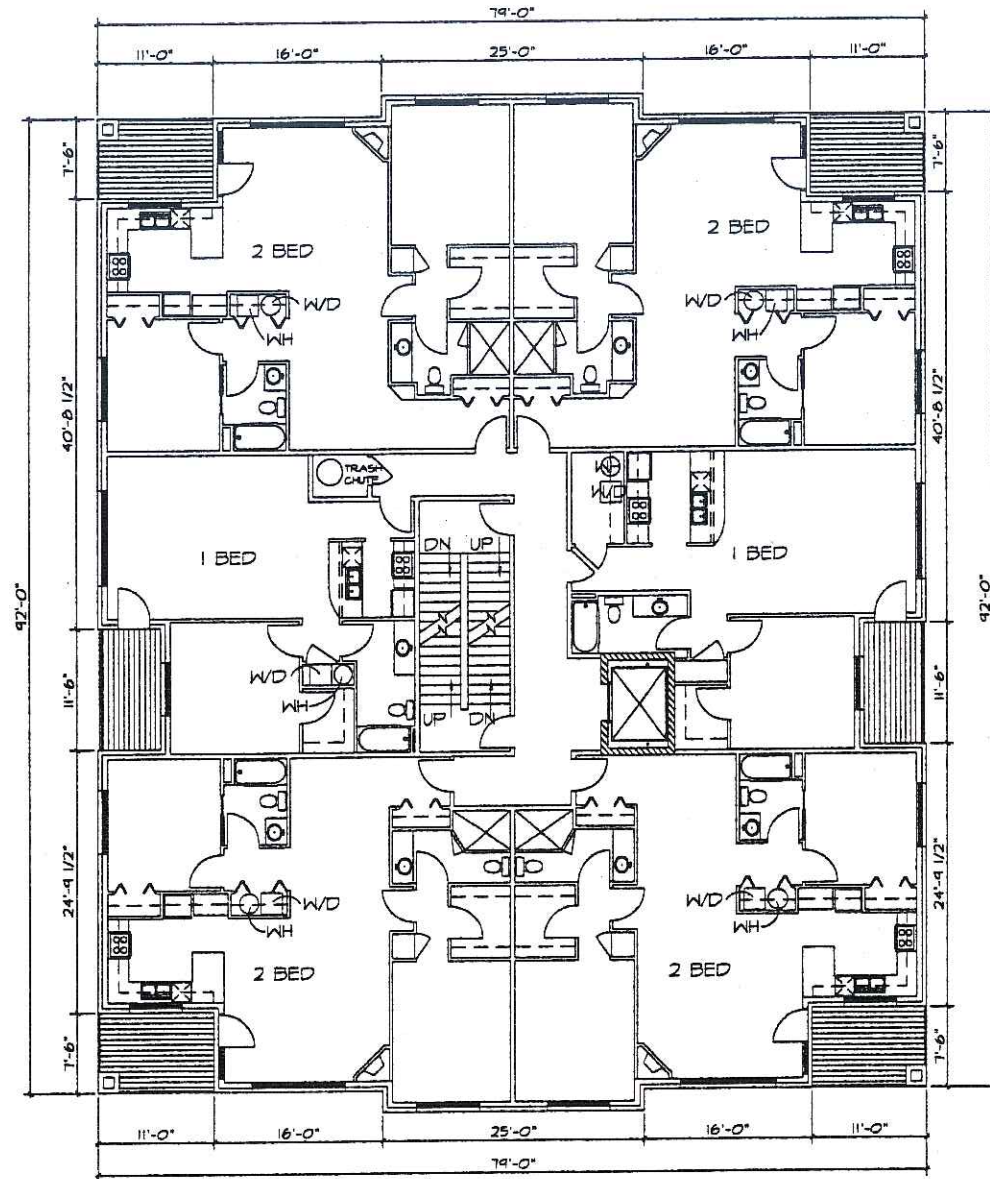
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ROOM MIX
(13) 2 BEDROOM UNITS
(7) 1 BEDROOM UNITS

LEVEL 4
18' x 17'-6" 324 SF

UNIT SQ. FT.
2 BEDROOM: 1,109 SF.
1 BEDROOM: 704 SF



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

LEVEL 3
18' x 17'-6" 324 SF

UNIT SQ. FT.
2 BEDROOM: 1,109 SF.
1 BEDROOM: 704 SF



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WEST DAYTON STREET ELEVATION

3/16" = 1'-0"



SOUTH WEST ELEVATION

3/16" = 1'-0"

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



NORTH EAST ELEVATION
3/16" = 1'-0"

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South East Elevation



South West Elevation