

LETTER OF INTENT

February 21, 2007

PUD-**Amended** GDP/SIP Submission – **22 Dayton**

22 East Dayton Street – Phase II

Proposed by

Scott Lewis  
106 East Doty Street  
Madison, WI 53703

(608) 256-4200

Prepared by

Sutton Architecture  
104 King Street  
Madison, WI 53703

(608) 255-1245

## STATEMENT OF RATIONALE (MARKET)

This submittal is the phase II for the redevelopment of block 91. This will allow us to finish the improvements to existing infrastructure, housing and apartments, landscaping, and create a new infill project along Dayton. The first phase was moving the existing apartment at 18 East Dayton to 208 North Pinckney Street.

## FEASIBILITY

This will help secure the long term use of all the existing housing along East Johnson and North Pinckney, while allowing new development in this very desirable central downtown location. This also increases parking for all the tenants on this block and brings services to the central of the block, such as trash pick-up, that is now located along the street. This project will be marketed as high-end rental for people wanting to move to the downtown area that may not want to purchase a condominium.

## PROJECT DESCRIPTION

In phase II, we will be tearing down one of the existing units at 24 East Dayton that is in terrible condition. The structure at 24 E. Dayton is minimal and there are no architectural features. This will allow us to construct the 48 unit apartment, with 47 underground parking spots. In the phase I submission, all the site work was resolved, while this submission will deal with the architecture and detail of the building that was programmed in the first submittal.

## POTENTIAL IMPACTS (AMENITIES)

This block redevelopment will help with the church's future needs, as well as make improvements to landscaping, parking, trash collection, maintenance of all existing housing, and fire department access. The new structure will enhance the choices for housing, and provide more accessible units.

## NEIGHBORHOOD CONTEXT (DENSITY)

Having worked closely with the neighborhood to develop the entire block plan, along with the church building committee and architect, we have developed a structure that blends with the existing historic character, while also being fresh and current. The scale of this infill fits with the desire of the neighborhood and adjacent structures. The completion of this final phase will help make this one of the most cohesive and best-utilized blocks in the downtown area while securing the remaining historic housing. Only the corner parking lot of the United Methodist Church remains as a potential development site.

## AFFORDABLE HOUSING

This project will not be subject to inclusionary zoning; however, it will bring additional affordable housing to downtown Madison, which exceeds the inclusionary zoning standards. Phase I of the project (208 Pinckney – 7 unit) will provide seven units, all of which will be affordable at the income level of 50-60% of the county median income. The projected rents are \$595 for one bedrooms, \$895 for two bedrooms, and \$1095 for three bedrooms. Phase II (22 Dayton -48 unit) will also have at least eight more units that will be affordable at 60% of the county median income. At 22 Dayton, the overall rent range is \$585 for studios, \$774 to \$1,000 for one bedrooms, and \$1,060 to \$1,450 for two bedrooms.

## OPEN SPACE

Phase II will have 1800 square feet of open space, with an additional 1500 square feet of deck space. Most of the units will have an exterior patio or deck. The smallest will be 7' by 6', while the larger decks will be 10' by 5'. The front units will have the largest decks, from 5' by 17', to 8' by 18'.

## PARKING AND ACCESS

In phase II, 47 underground stalls will be provided, with two stalls meeting ADA requirements. All stalls will be “one size fits all”, 8'-9" by 17'-0". We will also have one service bay on the surface that is 10' by 35'.

## MANAGEMENT

It will be managed by the owner, CMI Management. Their office and staff are at 106 East Doty Street, which is downtown, where most of their properties are located.

## BIKE PARKING

With the improved landscaping, we will have locations for 7 bikes for the relocated structure and 46 interior stalls for tenants in phase II, with an additional 5 for visitors, located near the front entrance.

## CURRENT ZONING

The existing zoning is C-2 for phase II. Below is a comparison of what is provided to what is required.

	actual lot	required
Lot Area:	17,930 s.f.	51,700 s.f.
Floor Area Ratio:	1.8	3.0
Yard Requirement:	4 front 12' rear 23'/1.33' side	4 front 30' rear 16.5' min
Useable Open Space:	3,450 s.f.	10,400 s.f.
Off Street Parking:	47	0
Bike stalls	46	46
Service Bay	1	1
Height	55'	N.A.

## GENERAL DESIGN STANDARDS – PHASE II

### Architectural Design

The structure will have an all masonry exterior with aluminum windows. The front elevation has terraced setbacks to break up the building mass and provide an amenity to tenants, which will also help animate the street. The entrance has a large arch with three soldier courses of brick. Soldier coursing of the masonry is also used at all openings and at the top of most walls. The base of the structure will use 12" by 24" Prairie Stone, using a 2" recess between each course. Windows are consistently developed in a 1:1.6 ratio of width to height, which provides a rhythm in keeping with the texture of the existing historic houses on the block.

### Utilities

All utility service within the proposed development will be provided underground. All utilities currently run along East Dayton Street. See utility plan.

## Storm Drainage

All storm water for the structures will drain to East Mifflin. An existing 8" storm pipe will be relocated along the north side of the lot.

## Site Lighting

The design of all site lighting will be coordinated to complement the site design and architectural character of the building.

All fixtures will be positioned with care taken to direct light away from windows and street traffic.

## Signs

The building will be identified with street numbers on the face of the structure only.

## Service Area

Trash collection is at the street curb initially, but with phase II, it will be relocated to the interior of the block, accessible from the service drive.

## Landscaping

The landscaping plan will be developed by Saiki Design for the entire block and submitted with the phase II proposal.

## Walkways

All walkways will be constructed of concrete to match existing sidewalks. The existing sidewalk will be replaced along the entire lot line.

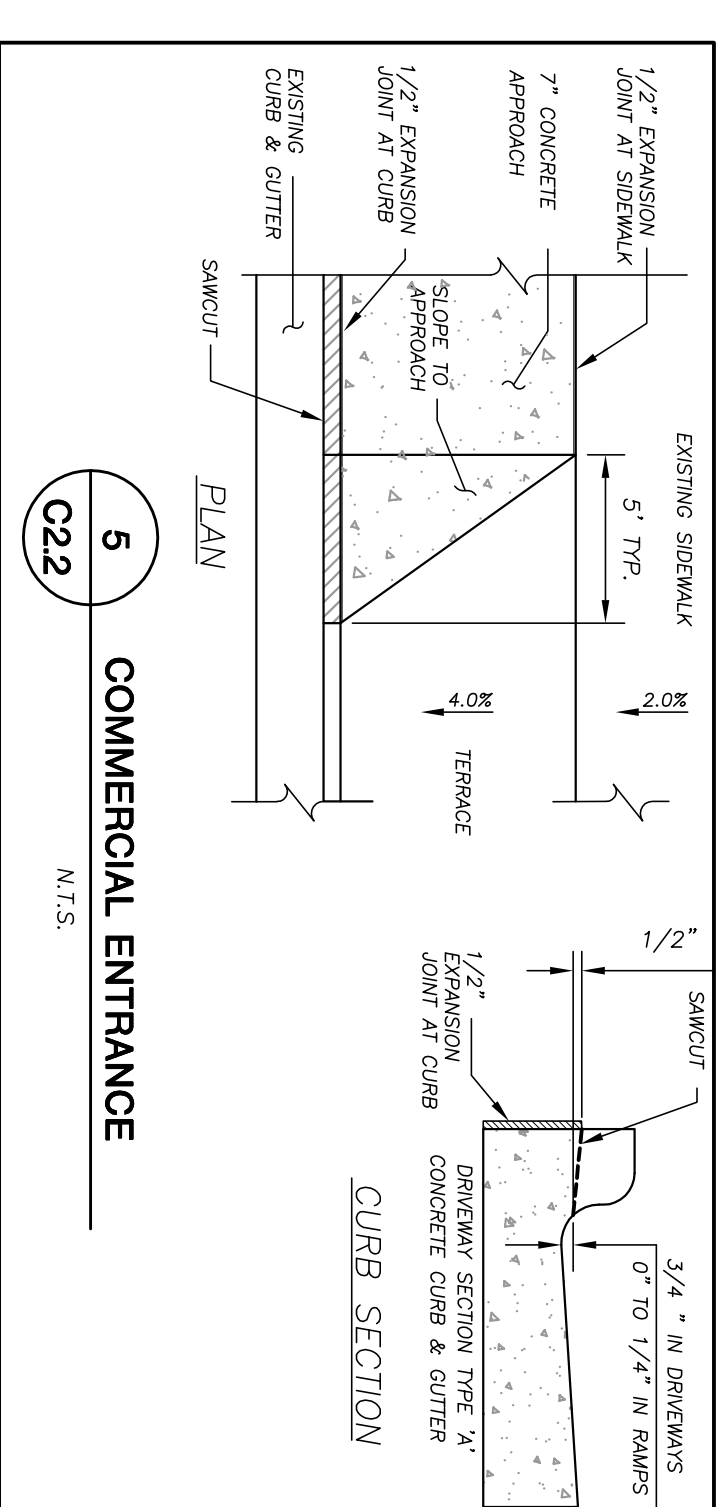
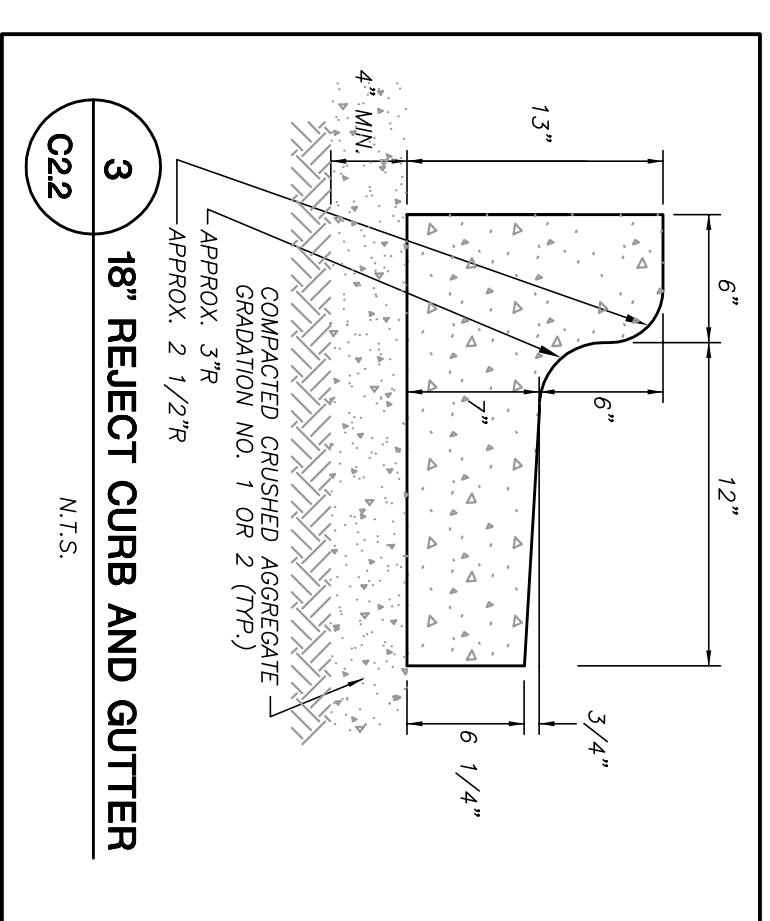
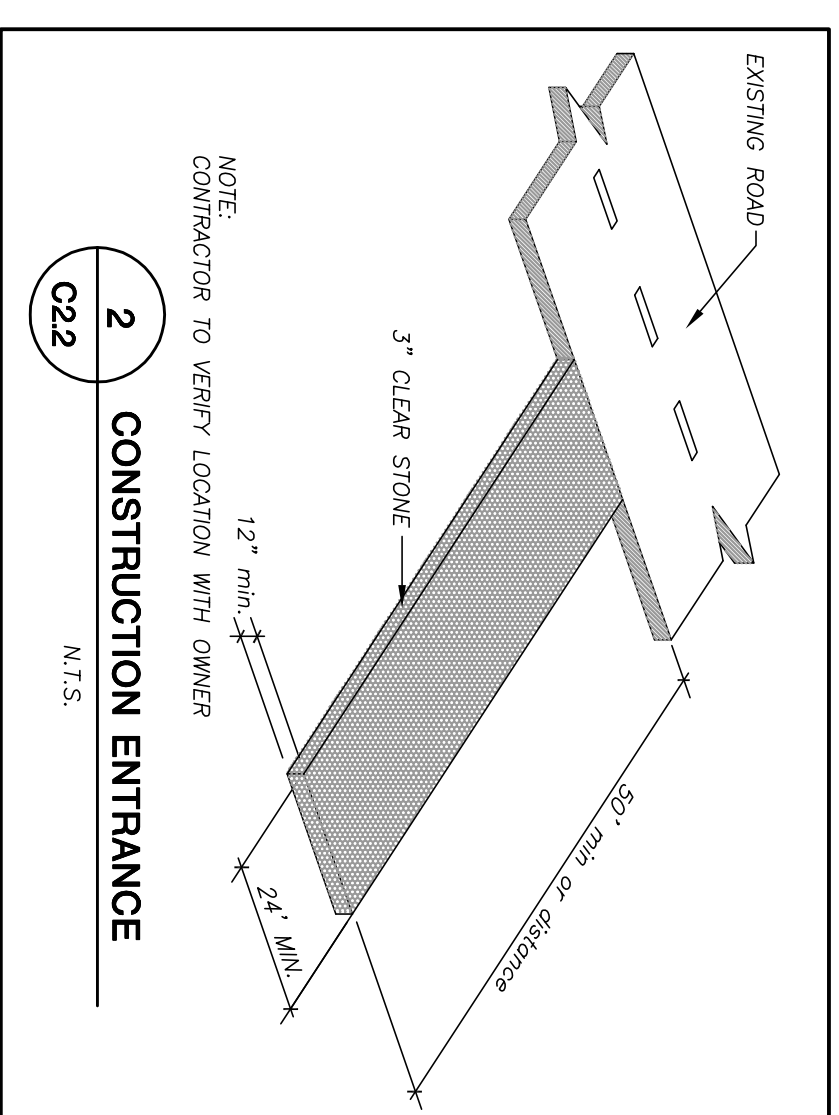
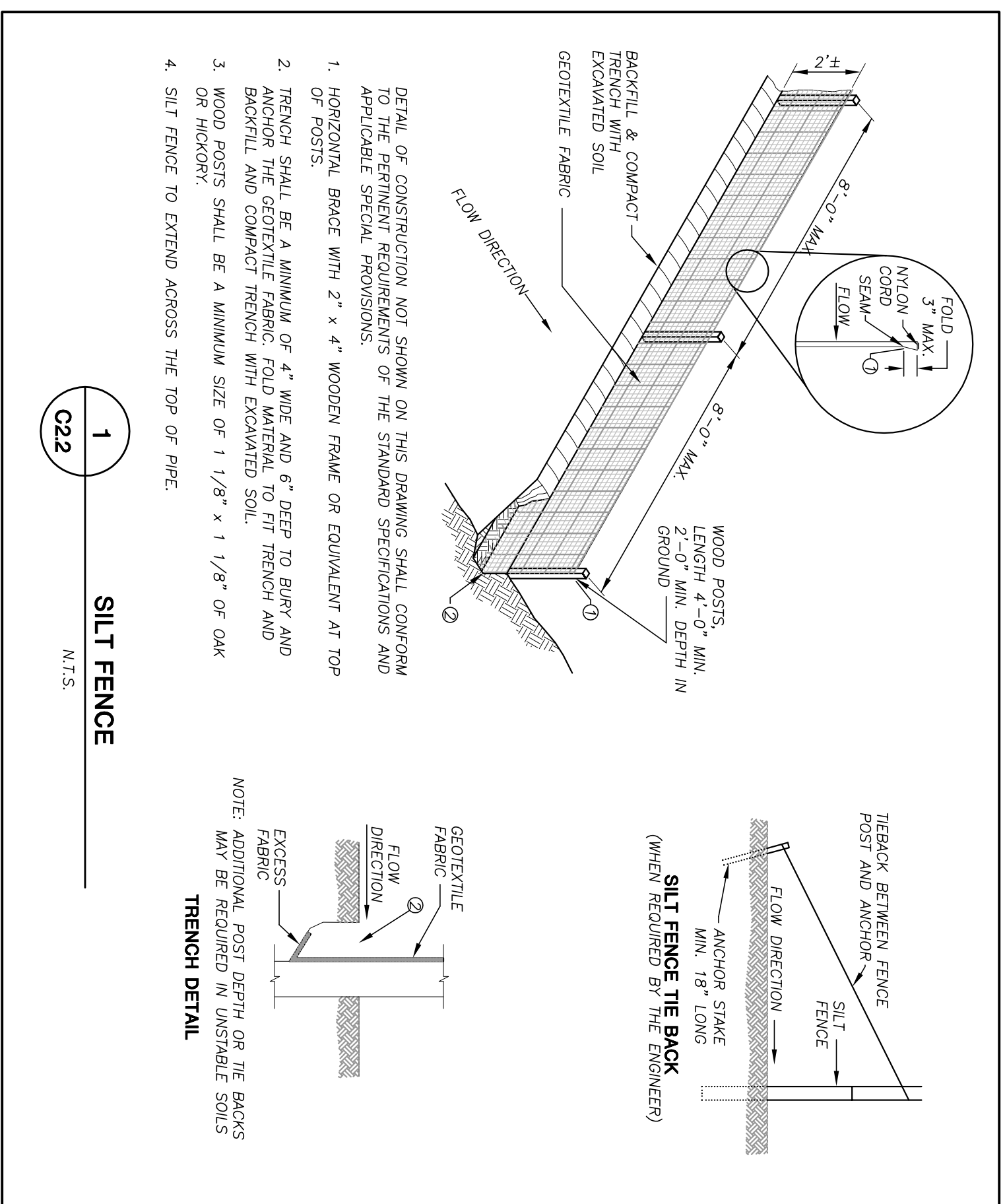
## Parking Areas

We will have 3 parking stalls for the 7 unit that was moved in Phase I. Adjacent to these will be an additional 4 surface stalls accessed from the drive aisle and 47 stalls in the parking structure below the housing. The stalls will be "one size fits all", 8'-9" by 17'-0", with 23'-0" drive aisles.

# 22 Dayton

Phase II - Residential

22 East Dayton Street



**JSD** • Engineers • Surveyors  
**Jenkins Survey & Design, Inc.**

- PLANNING & DEVELOPMENT
- CIVIL ENGINEERING
- TRANSPORTATION ENGINEERING
- SURVEYING AND MAPPING
- CONSTRUCTION MANAGEMENT

MADISON REGIONAL OFFICE  
161 Horizon Drive  
Suite 101  
Verona, Wisconsin 53593  
(608) 848-5880

MILWAUKEE REGIONAL OFFICE  
N22 W2931 Nancy Court  
Suite 3  
Waukesha, Wisconsin 53186  
(262) 513-0666

PREPARED FOR:  
**LEWIS PROPERTIES**  
106 E. DOTY STREET  
MADISON, WI 53703

PROJECT  
**22 DAYTON**  
MADISON, WI

Although every effort has been made in preparing these plans for accuracy, the contractor and subcontractors must check all field conditions and be responsible for the same. These plans and designs are copyright protected and may not be used in whole or in part of Jenkins Survey and Design, Inc.

DATE	DATE
05-24-06	05-24-06
05-24-06	05-24-06
05-24-06	05-24-06
09-25-06	09-25-06

SCALE/SIGNATURE

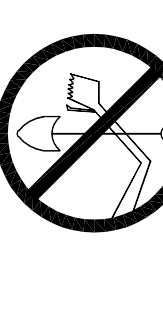
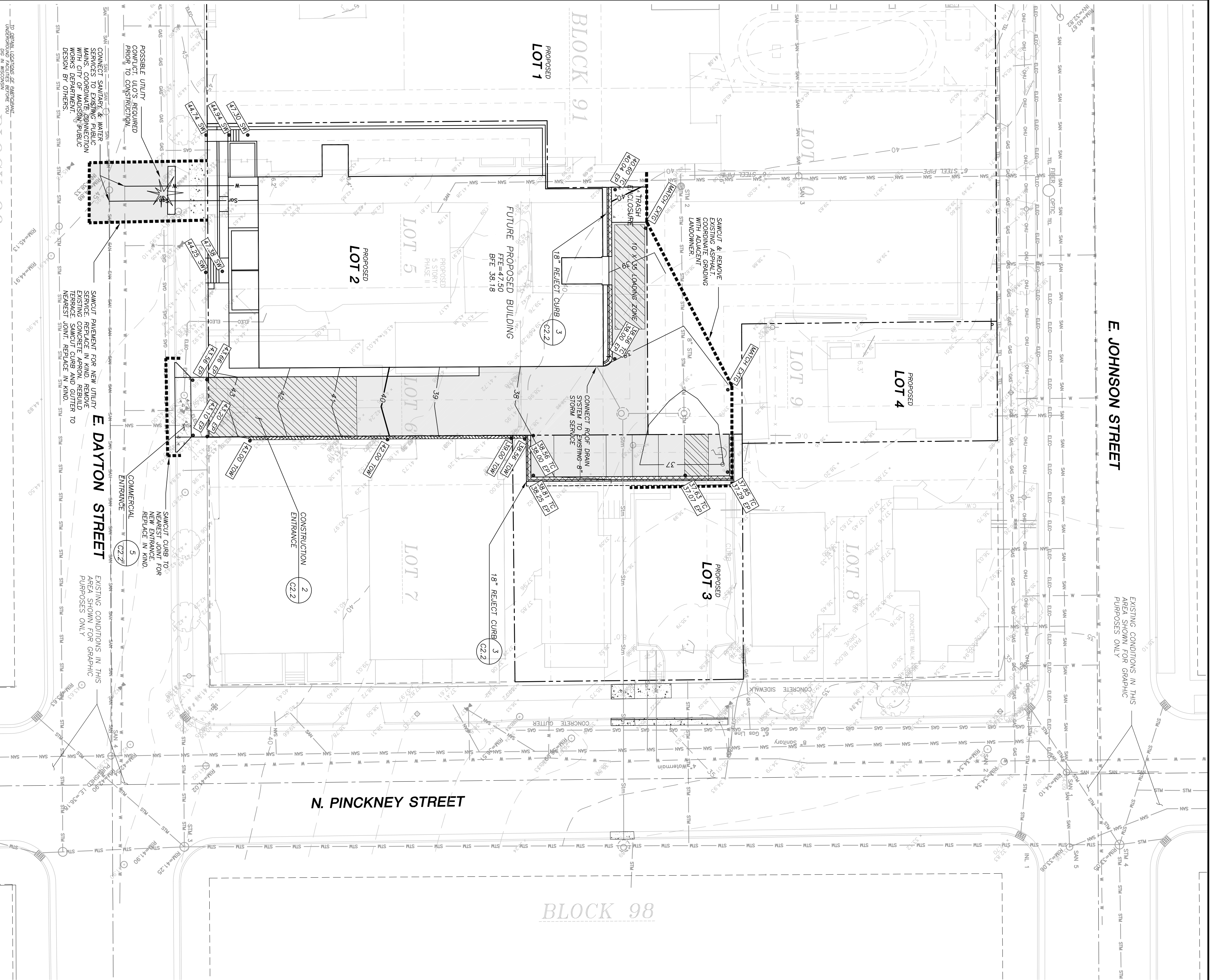
SHEET TITLE  
**EROSION CONTROL DETAILS**

SHEET NUMBER  
**C2.2**

JSD PROJECT NUMBER  
062324  
JSD PROJECT FILE  
TSP# 1  
SCALE  
N.T.S.

**REVIEW DRAWING**  
NOT TO BE USED FOR CONSTRUCTION  
DATE OF ISSUE  
SEPTEMBER 25, 2006





CALL DIGGERS HOTLINE  
1-800-422-8811 TOLL FREE  
FOR ANY UNIDENTIFIED UTILITY  
LINES THAT MAY BE ENCOUNTERED  
DURING CONSTRUCTION.

THE ENGINEER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.

E JOHNSON STREET

N. PINCKNEY STREET

BLOCK 98

EXISTING CONDITIONS IN THIS AREA SHOWN FOR GRAPHIC PURPOSES ONLY.

**LEGEND**

- BUILDING LINE
- PROPOSED PROPERTY LINE
- EASEMENT LINE
- CONSTRUCTION ENTRANCE
- 18" REJECT CURB & GUTTER
- CONCRETE SURFACE
- BITUMINOUS SURFACE
- RETAINING WALL
- SWM CUT
- PROPOSED SPOT GRADE
- CO CLEAN CUT
- EP EDGE OF PAVEMENT
- PFE FINISH FLOOR ELEVATION
- SW SIDEWALK
- TOW TOP OF WALL

**GENERAL NOTES**

1. REFER TO EXISTING CONDITIONS MAP PROVIDED BY BIRREKOTT SURVEYING, INC. FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SLOPE LOCATION.
3. ALL WORK IN THE ROW AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
4. A CITY LICENSED CONTRACTOR SHALL PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY.
5. ANY DAMAGE TO THE PAVEMENT ON PUBLIC STREETS WILL REQUIRE REPAIR/RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.
6. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB & GUTTER WHICH ADJUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR REQUIRED TO BE REPLACED BY THE CITY ENGINEER DUE TO GRADES.
7. ALL EXISTING DRAINAGE APPROACHES WHICH ARE TO BE ABANDONED SHALL BE REMOVED AND REPLACED WITH CURB AND GUTTER AS NOTED ON THE PLAN.
8. FUTURE STORM SEWER CONNECTION TO STORMWATER HANDHOLE TO BE INSTALLED BY ADJACENT DEVELOPER. PROVIDE TEMPORARY CATCH BASIN INLET FOR STORM WATER CONFORMANCE. COORDINATE CONSTRUCTION EFFORTS WITH ADJACENT DEVELOPER'S CONTRACTOR.

**CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS**

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE STORM WATER MANAGEMENT TECHNICAL STANDARDS (REFERRED TO AS SWMPS). IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNDESIRABLE FIELD CONDITIONS IF MODIFICATIONS CONFORM TO SWMPS.
3. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
4. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
6. INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED BY THE CITY OF MADISON.
7. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
8. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES IN ACCORDANCE WITH SWMPS.
9. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
  - A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
  - B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
  - C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH SWMPS PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
10. STONE CHECK DAMS SHALL BE PLACED IN FRONT OF SILT FENCING IN ANY LOW AREA.
11. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMLATIC.
12. ADDITIONAL EROSION CONTROL MEASURES AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS.
13. ALL SLOPES EXCEEDING 20% SHALL BE STAKED WITH EROSION CONTROL FABRIC. SEE SEEDING & GRADING NOTE 3.
14. INLET PROTECTION TYPE D STANDARD DETAIL FOR INLET PROTECTION IS LOCATED IN THE FACILITIES DEVELOPMENT MANUAL, CHAPTER 16, STD NUMBER BE10-2.

**UTILITY NOTES**

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDRAWING MAY OCCUR.
3. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
4. ALL CONSTRUCTION SIGNING TO BE IN ACCORDANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
5. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
6. GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS. ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR UTILITY TRENCH RESTORATION, INCLUDING TOPSOIL PLACEMENT AND SEEDING, FOLLOWING COMPLETION OF UTILITY CONSTRUCTION.
8. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS AND SHOULD INCLUDE CURB & GUTTER, SIDEWALK, TOPSOIL, FERTILIZER, SEEDING AND MULCHING.
9. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISCONSIN DOT, DCOAM, AND WISCONSIN DNR.
10. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
  - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
  - VERIFYING ALL UTILITIES DEPTHS, WELLS, DEPTHS, BIRDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
  - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
  - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
  - VERIFYING ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION TO AVOID FOR APPROPRIATE CONSTRUCTION INSPECTION.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DIMENSIONS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
12. THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
13. ANY SANITARY SEWER, SANITARY SEWER LATERALS, WATERMAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT THE CONTRACTOR'S EXPENSE.
14. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
15. CONTRACTOR SHALL NOTIFY CITY OF MADISON PUBLIC WORKS A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
16. ALL PRIVATE SANITARY BUILDING SEWER PIPE AND TUBING SHALL CONFORM TO COMM 84.30-3.
17. ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO COMM 84.30-6.
18. ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO COMM 84.30-7.
19. CONTRACTOR SHALL COORDINATE NEW, RELOCATED, AND/OR ABANDONED GAS, ELECTRIC, AND FIBER OPTIC UTILITIES WITH APPROPRIATE UTILITY COMPANIES FOR SERVICE TO PROPOSED BUILDING/RELOCATED BUILDING.

**PAVING NOTES**

1. ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, APPLICABLE TO THE CITY OF MADISON ORDINANCES.
2. PAVEMENT DESIGN SHALL BE BASED UPON GEOTECHNICAL REPORT PROVIDED BY GEOTECHNICAL ENGINEER OR AT A MINIMUM 3" ASPHALT (HMA PAVEMENT TYPE E-0.3) PLACED ON 8" BASE AGGREGATE DENSE 1-1/4" CONSTRUCTED IN 2 LIFTS. LOWER LAYER SHOULD BE 1.5" AND THE UPPER LAYER SHOULD BE 1.5". THE UPPER AND LOWER LAYERS OF THE HMA PAVEMENT STRUCTURE SHOULD CONSIST OF 12.5 MM NOMINAL MAXIMUM SIZE AGGREGATE GRADATION. AN ASPHALT BINDER GRADE OF PG-64+22 MAY BE USED FOR THE UPPER AND LOWER LIFTS.

**GRADING AND SEEDING NOTES**

1. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SEED MIX TO BE IN ACCORDANCE WITH CITY OF MADISON REQUIREMENTS.
2. CONTRACTOR TO USE A SEEDING RATE OF 3.5 LBS. PER 1000 S.F. FOR TURF AREAS.
3. ALL SLOPES EXCEEDING 5:1, CONVERTING STORMWATER RUNOFF SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING OR APPLICATION OF A WDOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. CONTRACTOR SHALL PROVIDE PRODUCT SPECIFICATIONS TO PROJECT ENGINEER FOR APPROVAL.
4. ALL PROPOSED GRADERS SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. GENERAL CONTRACTOR SHALL GRADE TO WITHIN 6" OF FINISHED GRADE FOR ALL TURF AREAS, 24" OF FINISHED GRADE FOR RAIN GARDEN AREAS.
5. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL. UNTIL CONSTRUCTION IS COMPLETED.
6. CONTRACTOR SHALL SCAFFRY ALL COMPACTED FERTILIZER AREAS PRIOR TO SEEDING AND MULCHING.
7. CONTRACTOR SHALL CHISEL-FLOW OR DEEP TILL WITH DOUBLE TINES THE SWALES AND DETENTION AREAS JUST PRIOR TO SEEDING TO PROMOTE INFILTRATION.
8. CONTRACTOR SHALL WATER ALL NEWLY SEEDER AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LARSE WITH NO SIGNIFICANT RAINFALL.

**REVIEW DRAWING**  
NOT TO BE USED FOR CONSTRUCTION  
DATE OF ISSUE  
SEPTEMBER 25, 2006

**JSD** Engineers • Surveyors  
**Jenkins Survey & Design, Inc.**  
• PLANNING & DEVELOPMENT  
• CIVIL ENGINEERING  
• TRANSPORTATION ENGINEERING  
• SURVEYING AND MAPPING  
• CONSTRUCTION MANAGEMENT  
MADISON REGIONAL OFFICE  
161 Horizon Drive  
Suite 101  
Verona, Wisconsin 53593  
(608) 848-5800  
MILWAUKEE REGIONAL OFFICE  
N22 W23931 Nancy Court  
Suite 3  
Waukesha, Wisconsin 53186  
(262) 513-0666

PREPARED FOR:  
**LEWIS PROPERTIES**  
106 E. DOTY STREET  
MADISON, WI 53703

PROJECT:  
**22 DAYTON PHASE II**  
MADISON, WI

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DATE	DESCRIPTION
05-24-06	Drawn: MET
05-24-06	Checked: WPM
05-24-06	Approved: DMW
06-24-06	City of Madison
09-25-06	Submittal

SHEET TITLE  
**EROSION CONTROL, GRADING & UTILITY PLAN**

SHEET NUMBER  
**C2.1B**

JOB PROJECT NUMBER  
062324  
JOB PROJECT FILE  
Twp 1  
SCALE  
1" = 20'



**PARCEL A**  
 LOTS 1, 2, 3, AND 4 AND THE SOUTHWEST 1/2 OF LOTS 5 AND 10, BLOCK 91, ORIGINAL PLAT OF MADISON, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**PARCEL B**  
 THE SOUTHWEST 1/3 FEET OF THE NORTHWEST 75.5 FEET OF LOT 9 AND THE NORTHEAST 33 FEET OF THE NORTHWEST 75.5 FEET OF LOT 10, BLOCK 91, ORIGINAL PLAT OF MADISON, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**PARCEL C**  
 PART OF LOTS 8, 9 AND 10, BLOCK 91, ORIGINAL PLAT OF MADISON, CITY OF MADISON, WISCONSIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF SAID BLOCK 91; THENCE SOUTHWEST ALONG SOUTHWEST LINE OF NORTH PINCKNEY STREET, 85.5 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWEST AT RIGHT ANGLE TO SOUTHWEST LINE OF NORTH PINCKNEY STREET 79 FEET; THENCE NORTHWEST 10 FEET; THENCE SOUTHWEST 86 FEET; THENCE SOUTHWEST 41.25 FEET; THENCE SOUTHWEST 5 FEET; THENCE NORTHWEST 79 FEET TO THE SOUTHWEST LINE OF NORTH PINCKNEY STREET; THENCE NORTHWEST 36.25 FEET TO THE POINT OF BEGINNING.

**202 N. PINCKNEY**  
 THE SOUTHWEST 48 FEET OF THE NORTHWEST 16.5 FEET OF LOT 6 AND THE SOUTHWEST 48 FEET OF LOT 7, BLOCK 91, ORIGINAL PLAT OF MADISON, DANE COUNTY, WISCONSIN.

**204 N. PINCKNEY**  
 THE NORTHWEST 54 FEET OF THE SOUTHWEST 102 FEET OF THE NORTHWEST 16.5 FEET OF LOT 6 AND THE NORTHWEST 54 FEET OF THE SOUTHWEST 102 FEET OF LOT 7, BLOCK 91, ORIGINAL PLAT OF MADISON, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**206 N. PINCKNEY**  
 PART OF LOTS 5, 6, 7, 8, 9 AND 10, BLOCK 91, ORIGINAL PLAT OF MADISON, CITY OF MADISON, WISCONSIN DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST WESTERLY CORNER OF NORTHWEST LINE OF NORTH PINCKNEY STREET, 85.5 FEET; THENCE NORTHWEST 10 FEET; THENCE SOUTHWEST 86 FEET; THENCE SOUTHWEST 41.25 FEET; THENCE SOUTHWEST 5 FEET; THENCE NORTHWEST 79 FEET TO THE SOUTHWEST LINE OF NORTH PINCKNEY STREET; THENCE NORTHWEST 36.25 FEET TO THE POINT OF BEGINNING.

**216 N. PINCKNEY**  
 PART OF LOTS 8, 9 AND 10, BLOCK 91, ORIGINAL PLAT OF MADISON, CITY OF MADISON, WISCONSIN DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF SAID BLOCK 91; THENCE SOUTHWEST ALONG THE SOUTHWEST LINE OF N. PINCKNEY STREET, 85.5 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWEST AT RIGHT ANGLE TO THE SOUTHWEST LINE OF N. PINCKNEY STREET, 79 FEET; THENCE NORTHWEST 10 FEET; THENCE SOUTHWEST 86 FEET; THENCE SOUTHWEST 41.25 FEET TO THE SOUTHWEST LINE OF N. PINCKNEY STREET; THENCE NORTHWEST 36.25 FEET TO THE POINT OF BEGINNING.

**218 N. PINCKNEY**  
 THE SOUTHWEST 40.5 FEET OF THE NORTHWEST 85.5 FEET OF LOT 8 AND THE NORTHWEST 13 FEET OF THE SOUTHWEST 40.25 FEET OF THE NORTHWEST 85.5 FEET OF LOT 9, BLOCK 91, ORIGINAL PLAT OF MADISON, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**222 N. PINCKNEY**  
 THE NORTHWEST 54 FEET OF LOT 8 AND THE NORTHWEST 45.17 FEET OF THE NORTHWEST 13 FEET OF LOT 9, BLOCK 91, ORIGINAL PLAT OF MADISON, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**18 E. DAYTON STREET**  
 THE NORTHWEST 33 FEET OF THE SOUTHWEST 105.5 FEET OF LOT 5 AND THE SOUTHWEST 10 FEET OF THE SOUTHWEST 105.5 FEET OF LOT 6, BLOCK 91, ORIGINAL PLAT OF MADISON, DANE COUNTY, WISCONSIN.

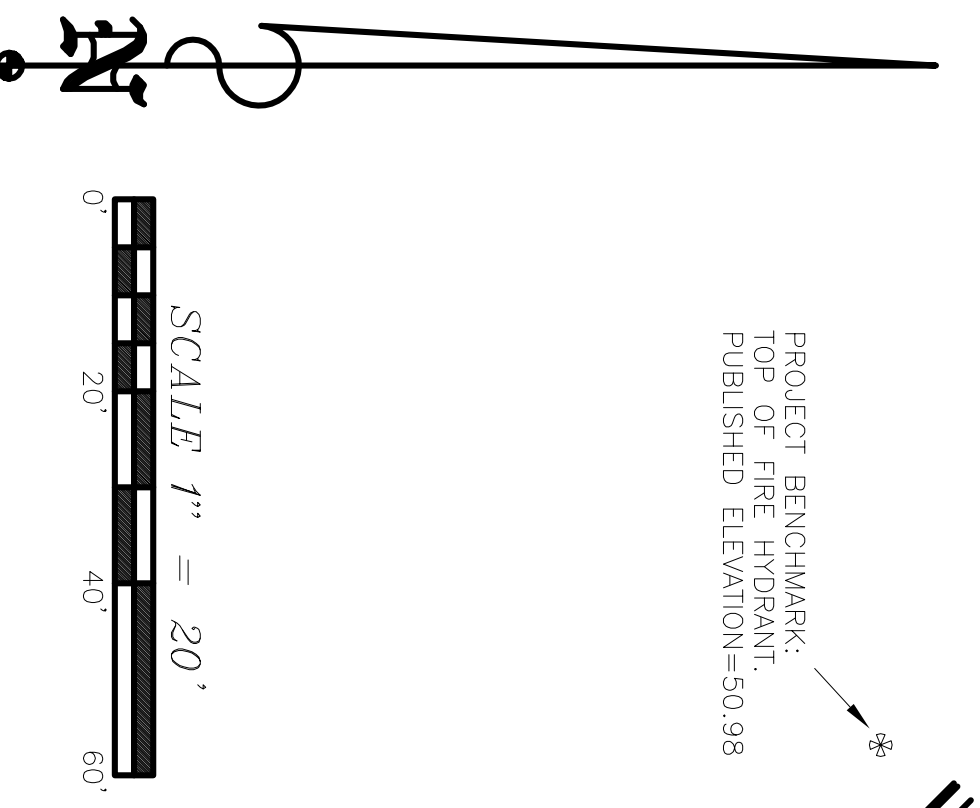
**24 E. DAYTON STREET**  
 THE NORTHWEST 39.5 FEET OF THE SOUTHWEST 49 FEET OF THE SOUTHWEST 105.5 FEET OF LOT 6, BLOCK 91, ORIGINAL PLAT OF MADISON, DANE COUNTY, WISCONSIN.

**23 E. JOHNSON STREET**  
 THE NORTHWEST 40 FEET OF THE SOUTHWEST 53 FEET OF THE NORTHWEST 75.5 FEET OF LOT 9, BLOCK 91, ORIGINAL PLAT OF MADISON, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NO TITLE REPORT PROVIDED AT TIME OF SURVEY.

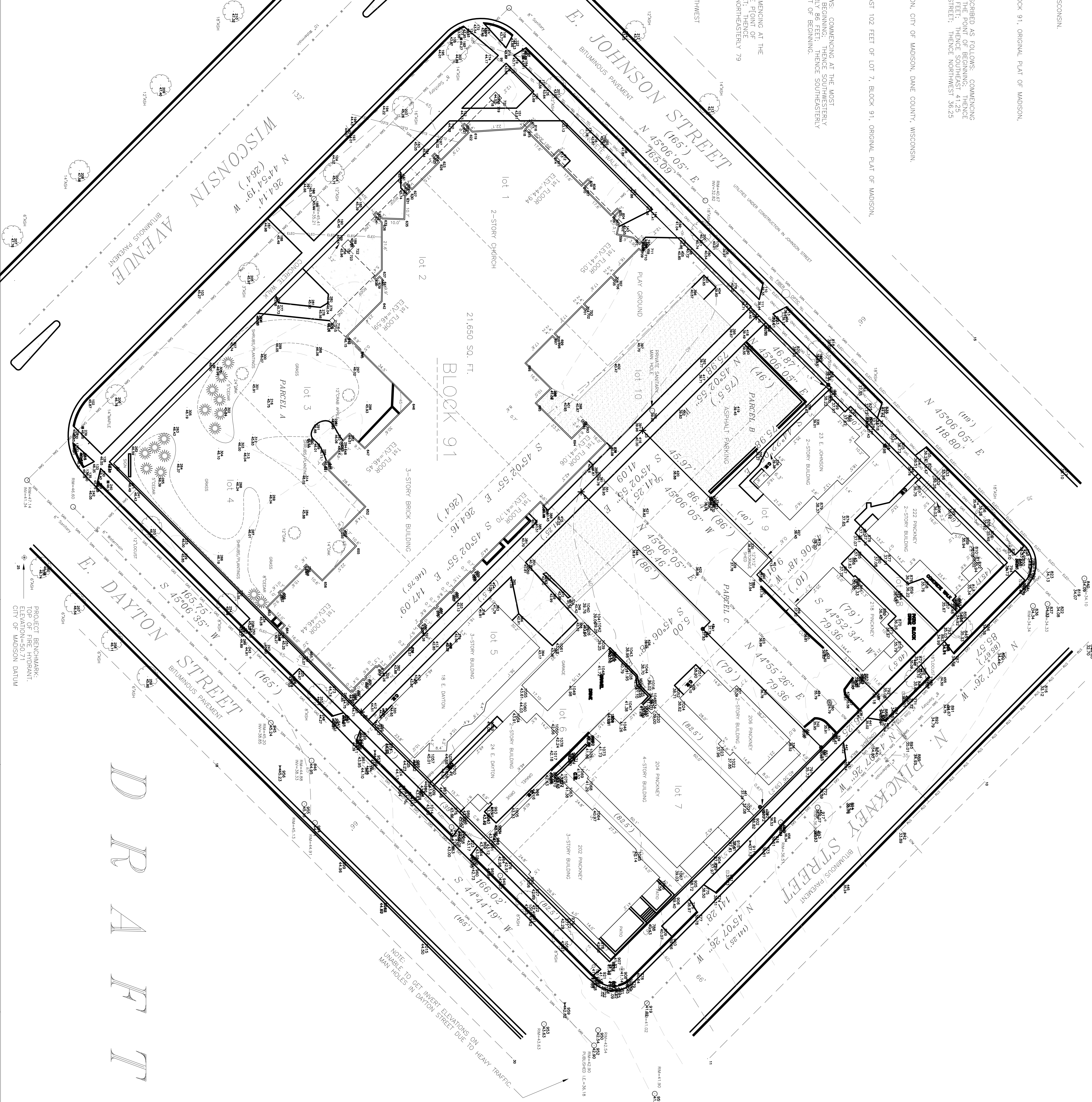
BLOCK 91  
 TOTAL LOT AREA = 87,412 SQUARE FEET  
 PART OF LOTS 5, 6 AND 7 = 23,930 SQ. FT.  
 PART OF LOTS 8 AND 9 = 9,837 SQ. FT.  
 UNITED METHODIST CHURCH PROPERTY = 53,645 SQ. FT.

- LEGEND**
- +— GROSS IN CONCRETE
  - IRON STAKE ROUND
  - TRAFFIC SIGNAL
  - GAS SHUT OFF VALVE
  - WATER SHUT OFF VALVE
  - \*— FIRE HYDRANT
  - UTILITY POLE
  - DECIDUOUS TREE
  - EVERGREEN TREE
  - MAN HOLE
  - LIGHT POLE
  - CATCH BASIN
- GAS LINE  
 — WATER LINE  
 — BORED TELEPHONE  
 — BORED ELECTRIC  
 — OVERHEAD UTILITIES  
 — CHAIN LINK FENCE  
 — SANITARY  
 — STORM SEWER  
 — STORM INLET
- CONTOUR INTERVAL = 1 FOOT



PROJECT BENCHMARK  
 TOP OF FIRE HYDRANT  
 PUBLISHED ELEVATION=50.98

ALL STREETS CONSTRUCTED OF BITUMINOUS PAVEMENT  
 UTILITIES LOCATED AS PER DODGER'S HOUSEHOLD NO. 659999. BEFORE ANY DIGGING, SPRING, CONSTRUCTION, ETC., DODGER'S HOUSEHOLD IS TO BE CALLED AT 1-800-542-8511 FOR SAFETY AND LIABILITY PURPOSES FOR ALL PARTIES CONCERNED.



**BIRRENKOTT SURVEYING INC.**  
 LAND SURVEYING & PERC TESTING

P.O. BOX 237  
 1877 N. BRISTOL, ST.

(608) 837-7463  
 FAX (608) 837-1081

**TOPOGRAPHIC MAP**

SURVEYED BY MK  
 DRAWN BY MK  
 CHECKED BY D.V.B.  
 APPR'D BY D.V.B.

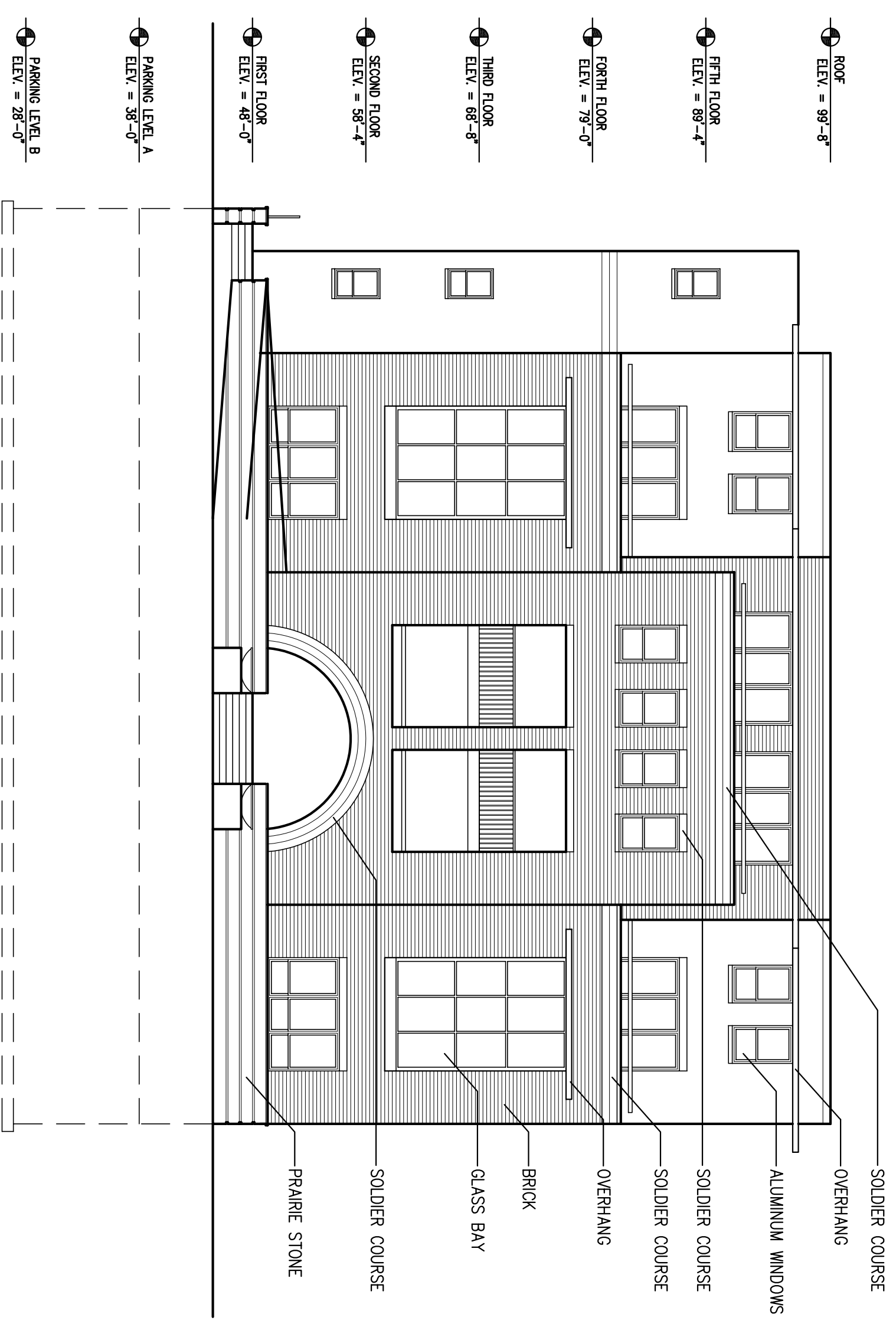
PREPARED FOR:  
**CAMERON MANAGEMENT, INC.**  
 106 E DOTY STREET, SUITE 310  
 MADISON, WI 53703  
 (608) 256-4200

JOB NO. **041252**

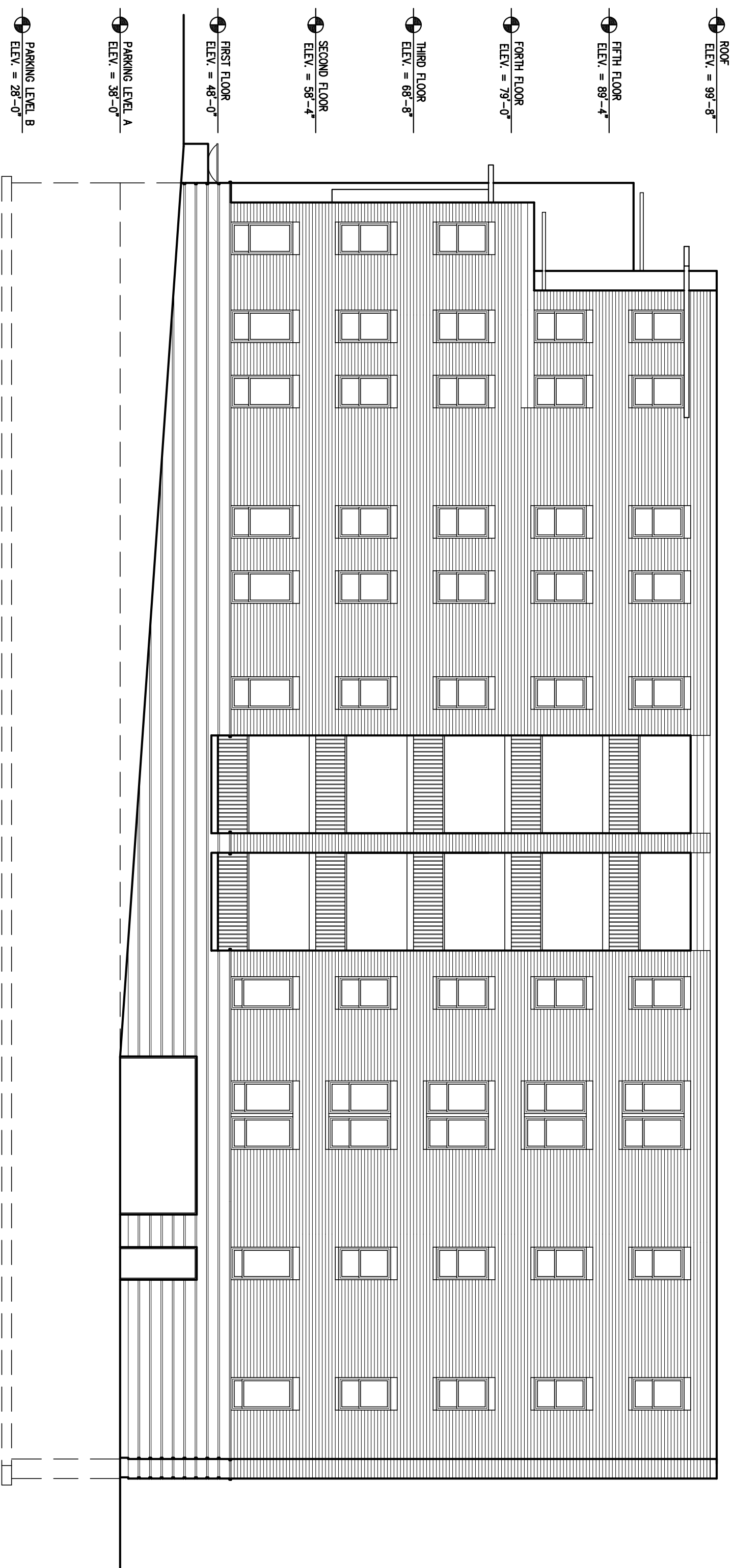
SHEET **C1.1**

FB 261/15-19

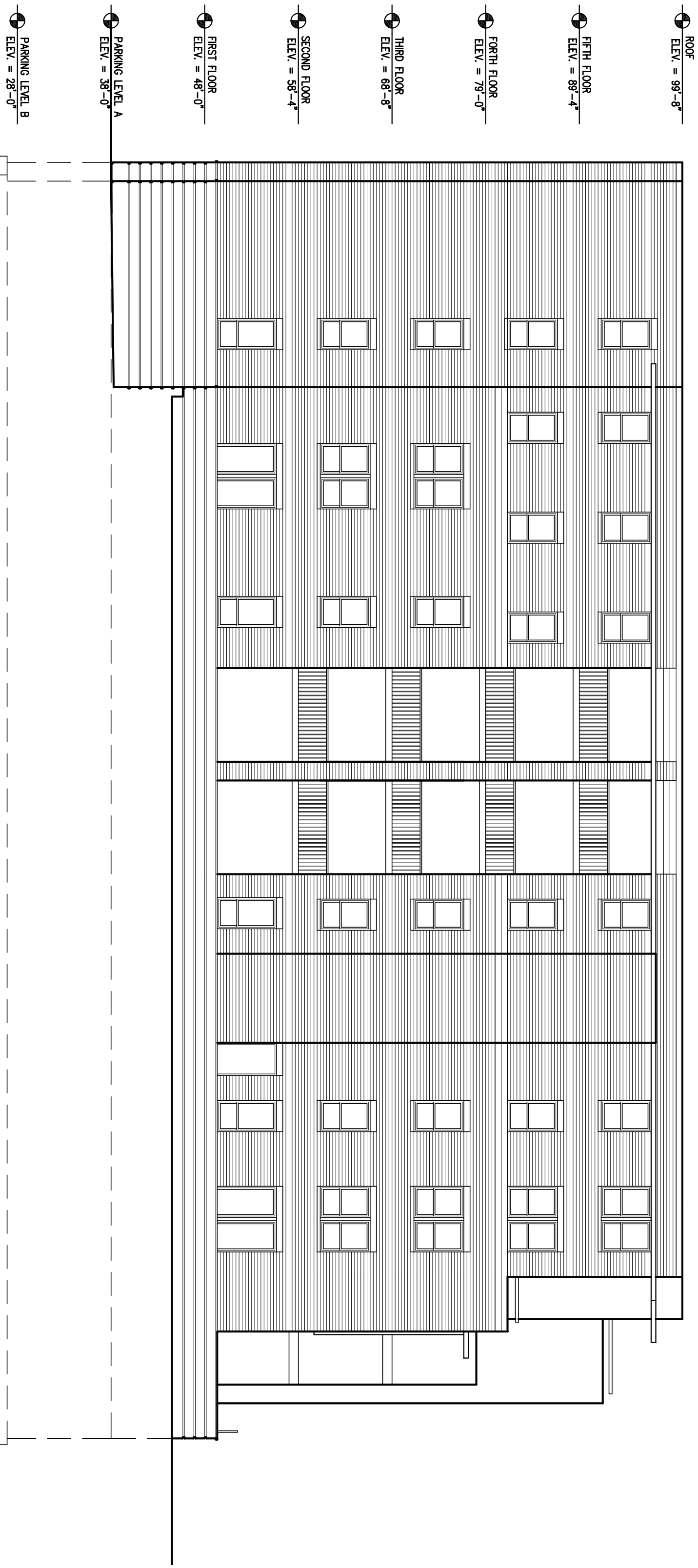
**DR A F T**



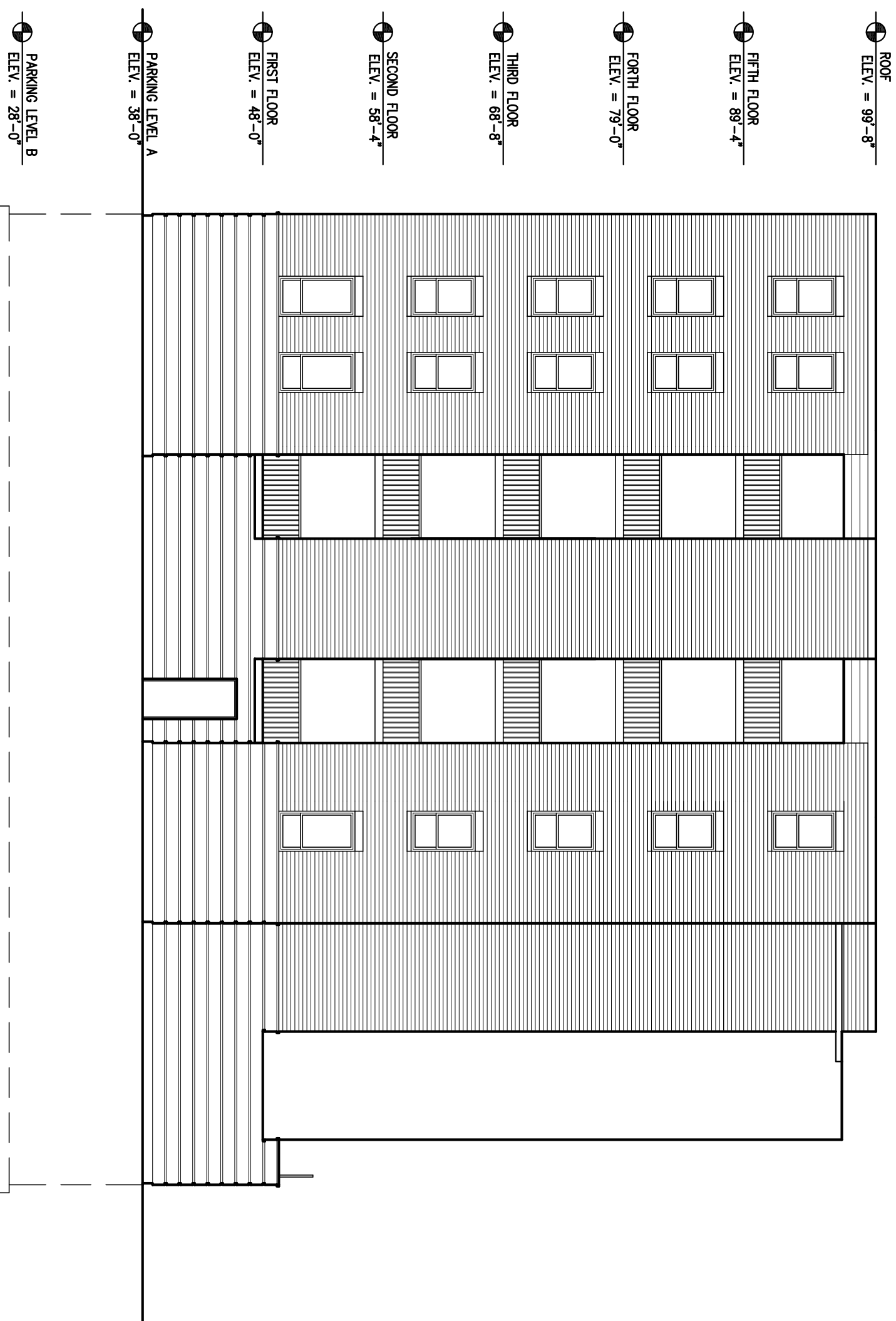
1 SOUTH ELEVATION  
 A2.1 SCALE 1/8" = 1'-0"



2 EAST ELEVATION  
 A2.1 SCALE 1/8" = 1'-0"



3 WEST ELEVATION  
 A2.1 SCALE 1/8" = 1'-0"



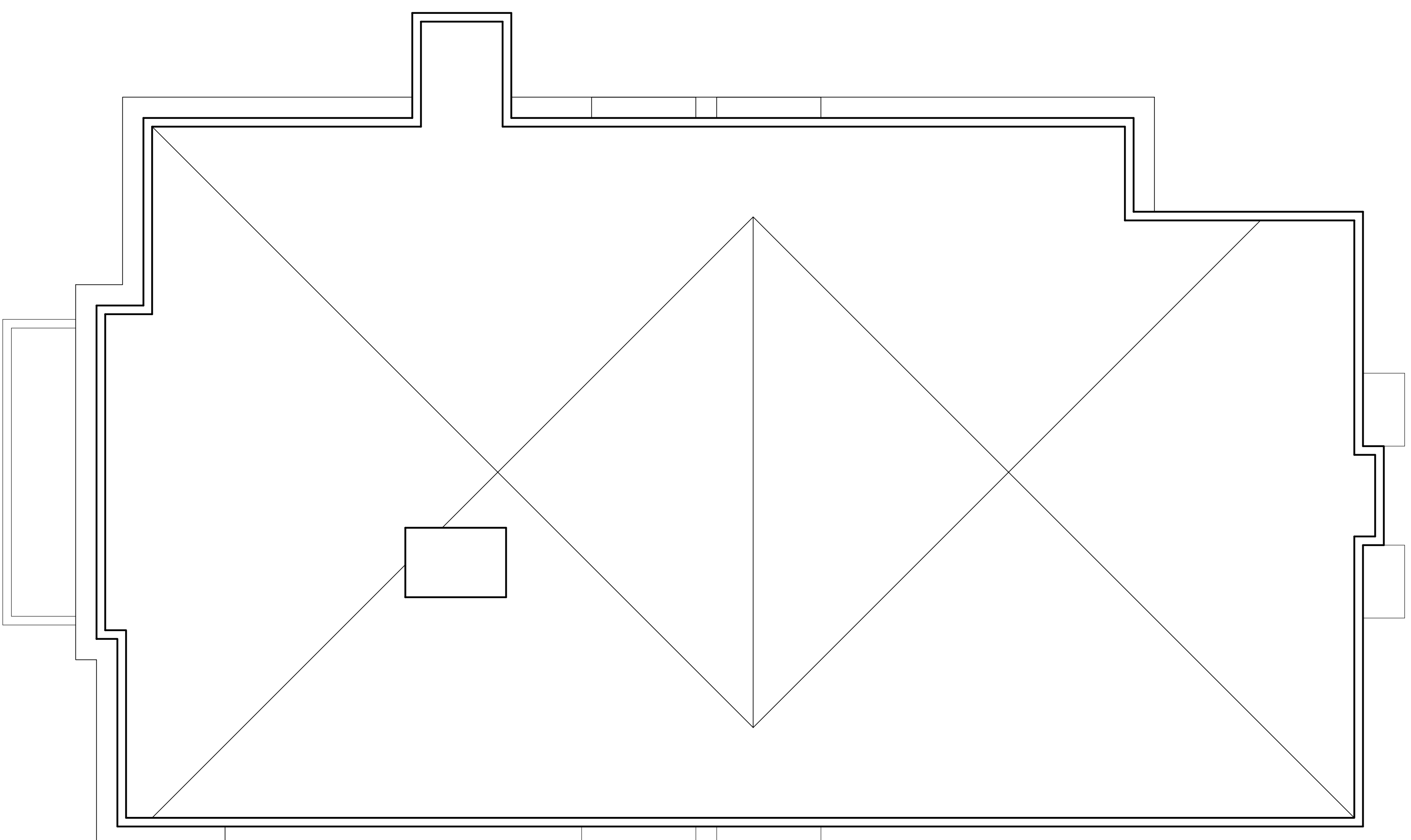
4 NORTH ELEVATION  
 A2.1 SCALE 1/8" = 1'-0"

**PROJECT**  
 22 Dayton  
 Residential  
 Dayton Street  
 Madison, Wisconsin 53703

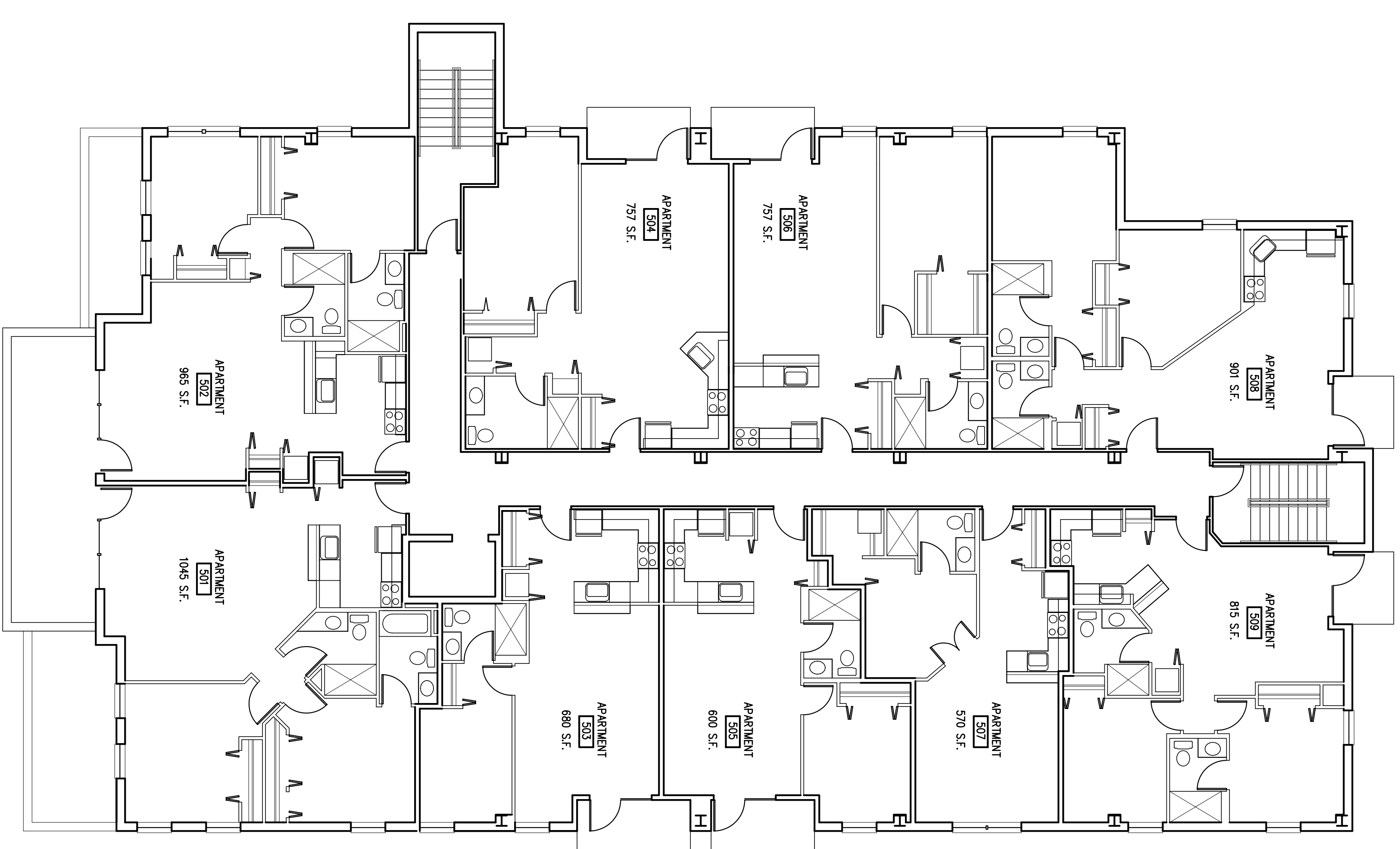
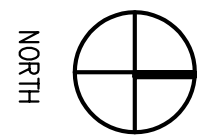
**DRAWING**  
 BUILDING ELEVATIONS

**DATA**  
 Project # 200525  
 Date 02.21.07  
 Drawn by JWA

A2.1



1 ROOF PLAN  
 A1.4 SCALE 1/8" = 1'-0"



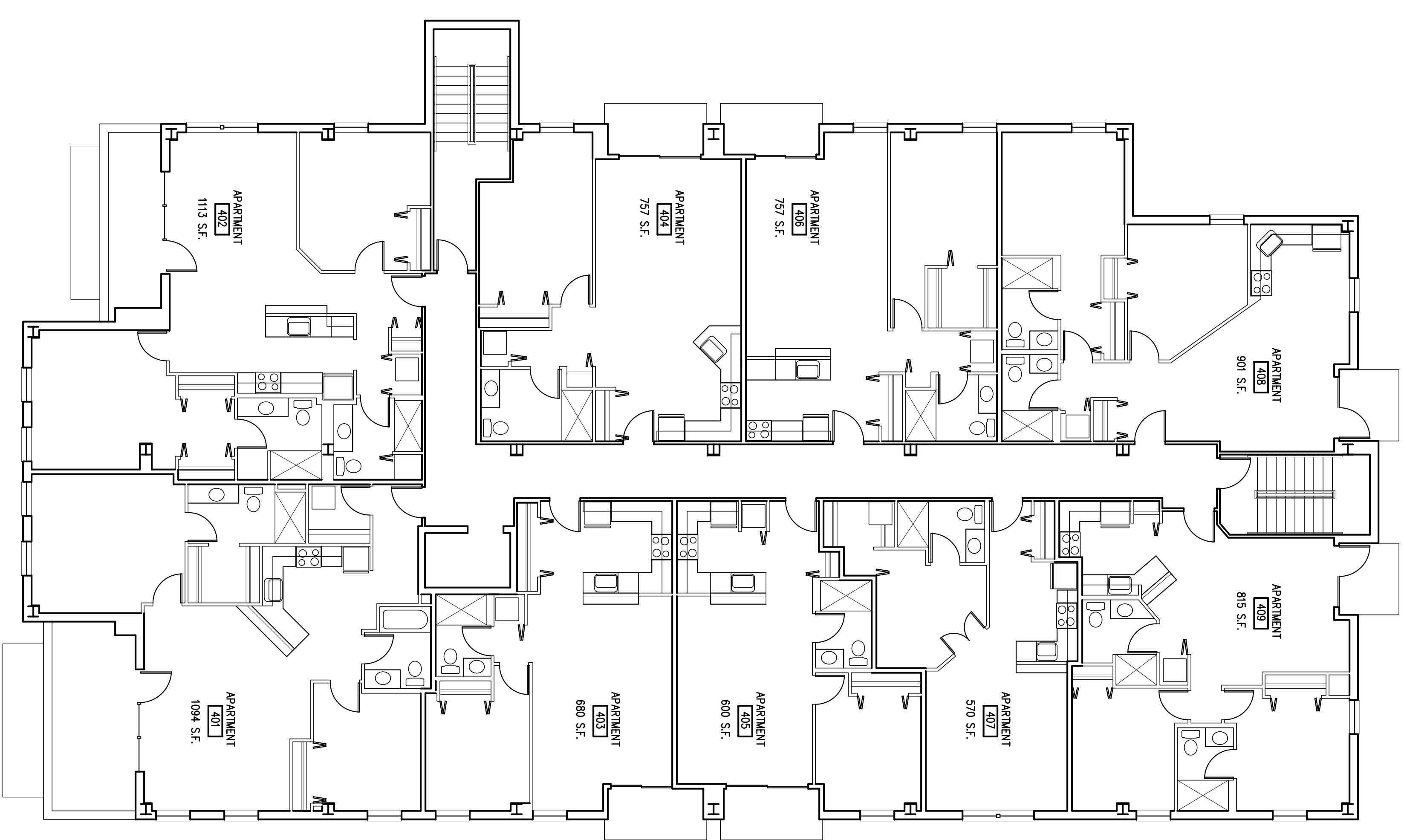
1 FIFTH FLOOR PLAN  
 A1.4 SCALE 1/8" = 1'-0"



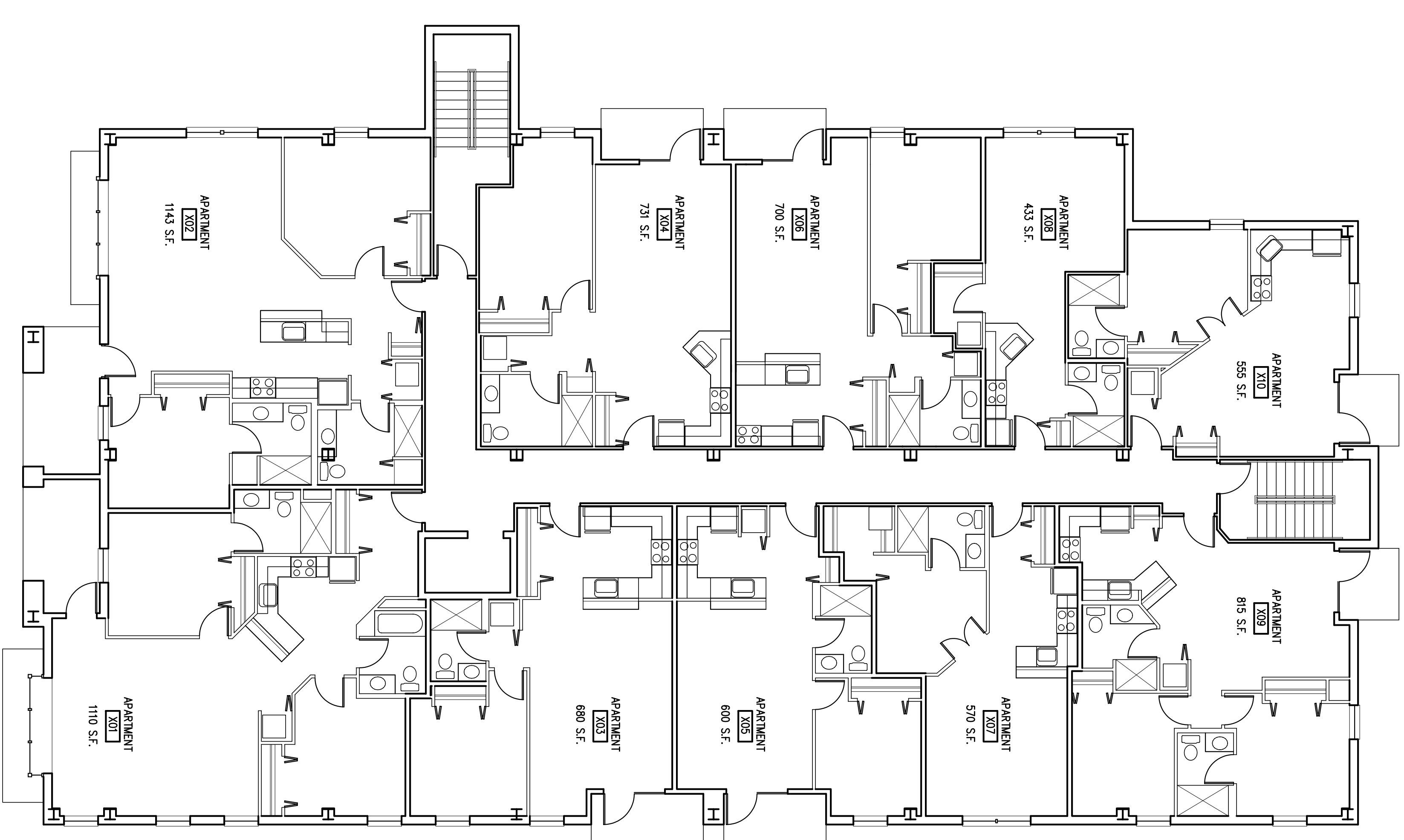
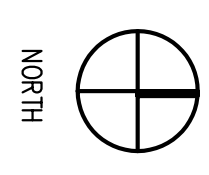
**PROJECT**  
 22 Dayton (Phase II)  
 Residential  
 East Dayton Street  
 Madison Wisconsin 53703

**DRAWING**  
 FLOOR PLANS

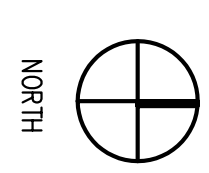
**DATA**  
 Project # 200625  
 Date 02/21/07  
 Drawn by jwa.



1 FORTH FLOOR PLAN  
 A1.3 SCALE 1/8" = 1'-0"



1 SECOND/THIRD FLOOR PLAN  
 A1.3 SCALE 1/8" = 1'-0"



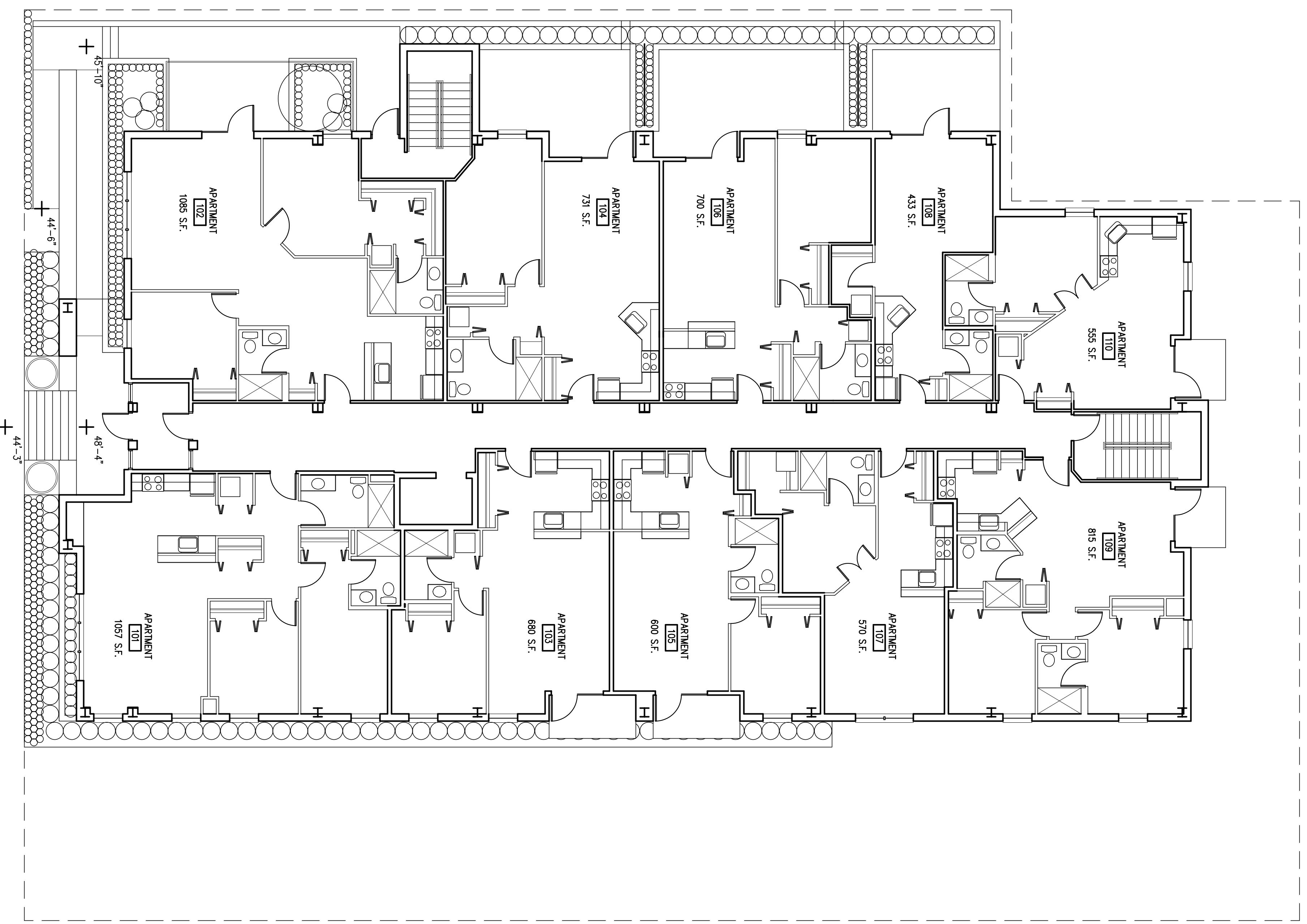
**PROJECT**  
 22 Dayton (Phase II)  
 Residential  
 East Dayton Street  
 Madison Wisconsin 53703

**DRAWING**  
 FLOOR PLANS

**DATA**  
 Project # 200525  
 Date 02/21/07  
 Drawn by JWA

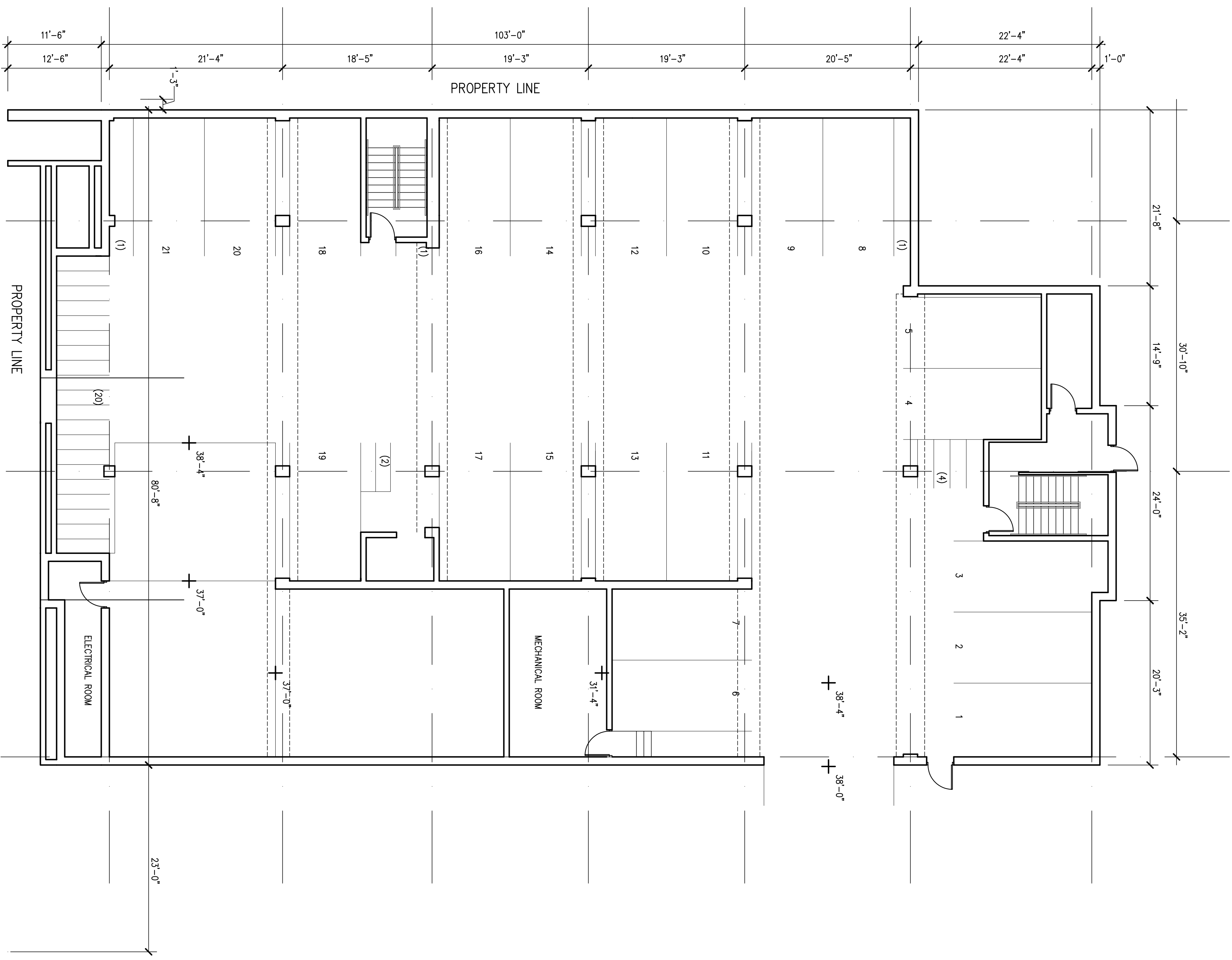
**A1.3**



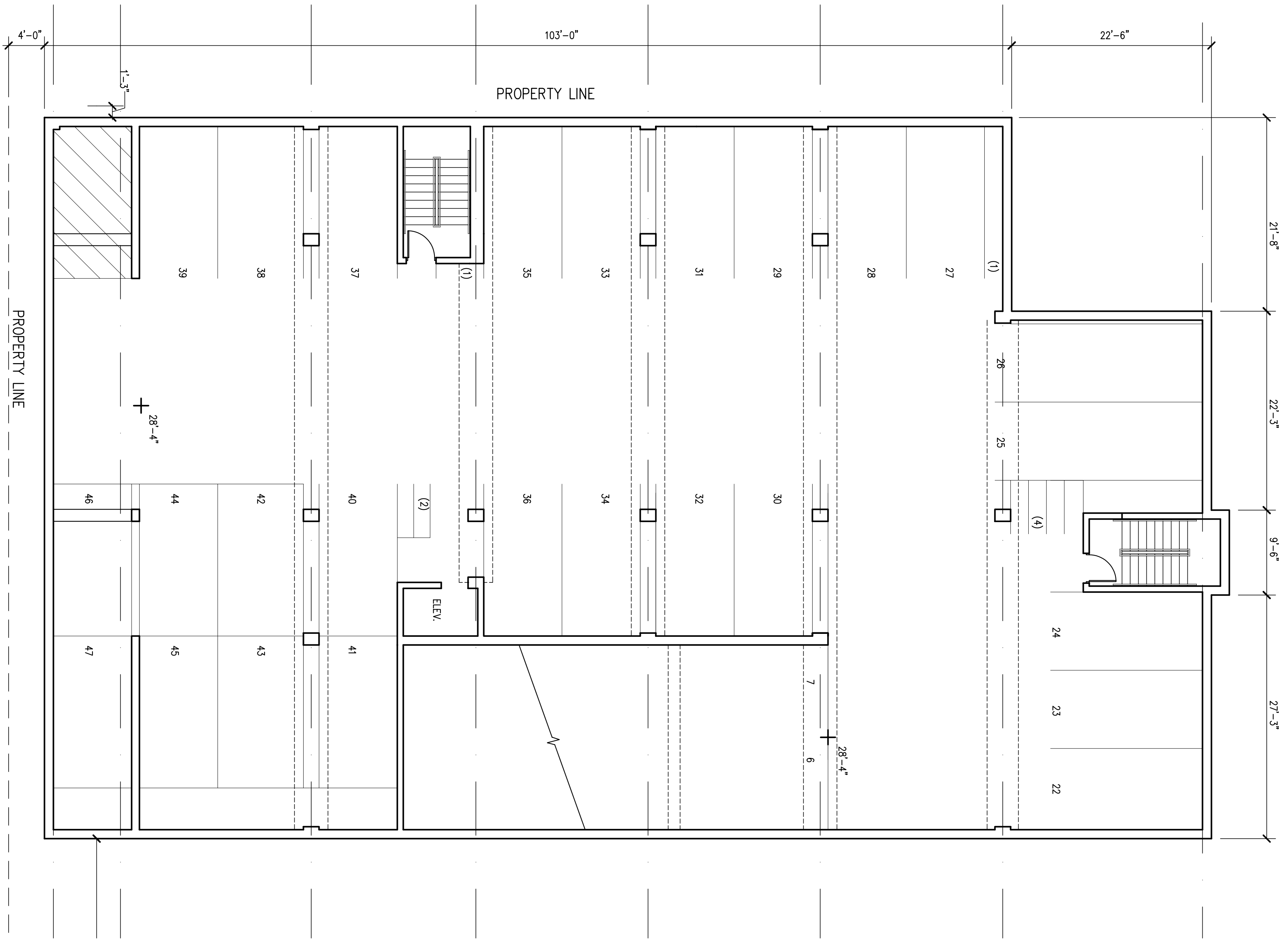
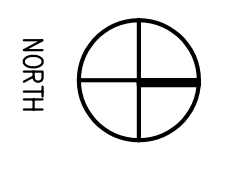


1 FIRST FLOOR PLAN  
 A1.2 SCALE 1/8" = 1'-0"  
 NORTH

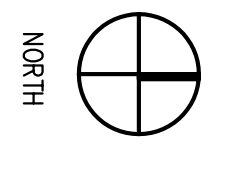
<b>PROJECT</b>	
22 Dayton (Phase II)	
Residential	
East Dayton Street	
Madison Wisconsin 53703	
<b>DRAWING</b>	
FLOOR PLANS	
<b>DATA</b>	
Project #	200525
Date	02/21/07
Drawn by	JWA



1 PARKING LEVEL A FLOOR PLAN  
 A1.1 SCALE 1/8" = 1'-0"



1 PARKING LEVEL B FLOOR PLAN  
 A1.1 SCALE 1/8" = 1'-0"



**PROJECT**  
 22 Dayton (Phase II)  
 Residential  
 East Dayton Street  
 Madison Wisconsin 53703

**DRAWING**  
 FLOOR PLANS

**DATA**  
 Project # 200925  
 Date 02/21/07  
 Drawn by jmw

LOCATION MAP

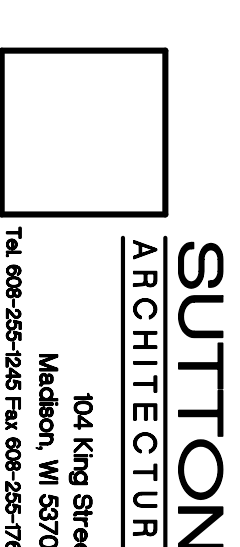
PROJECT (PUD - GDP / SIP)

# 22 DAYTON

Residential

22 East Dayton Street (Phase II)

Madison, Wisconsin 53703



**SUTTON**  
ARCHITECTURE

104 King Street  
Madison, WI 53703  
Tel: 608-255-1245 Fax: 608-255-7044

OWNER

## Scott Lewis

106 East Doty Street

Madison, Wisconsin 53703

(608) 256-4200

ZONING MAP

INDEX

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C2.0	SITE PLAN
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C2.2	SITE DETAILS
C3.0	LANDSCAPE PLAN
A1.1	PARKING PLANS
A1.2	FIRST FLOOR PLAN
A1.3	SECOND FLOOR THRU FOURTH FLOOR PLAN
A1.4	FIFTH FLOOR & ROOF PLAN
A2.1	BUILDING ELEVATIONS

SITE DATA

LOT SIZE	17,950 SQUARE FEET
BUILDING FOOTPRINT APARTMENTS	9,842 SQUARE FEET (GARAGE) 39,090 SQUARE FEET
STUDIO UNITS	3
ONE BDRM UNITS	28
TWO BDRM	17
TOTAL UNITS	48
TOTAL BDRMS	65
USEABLE OPEN SPACE DECKS	1600 SQUARE FEET 1850 SQUARE FEET
PARKING BIKE STALLS	47 60

DRAWING  
TITLE SHEET  
LOCATION/ZONING MAP

DATA  
Project # 200525  
Date 02/21/07  
Drawn by jme

T1.1