



City of Madison

Proposed Demolition & Rezoning

Location
 22 East Dayton Street

Applicant
 Scott Lewis/
 John Sutton – Sutton Architecture

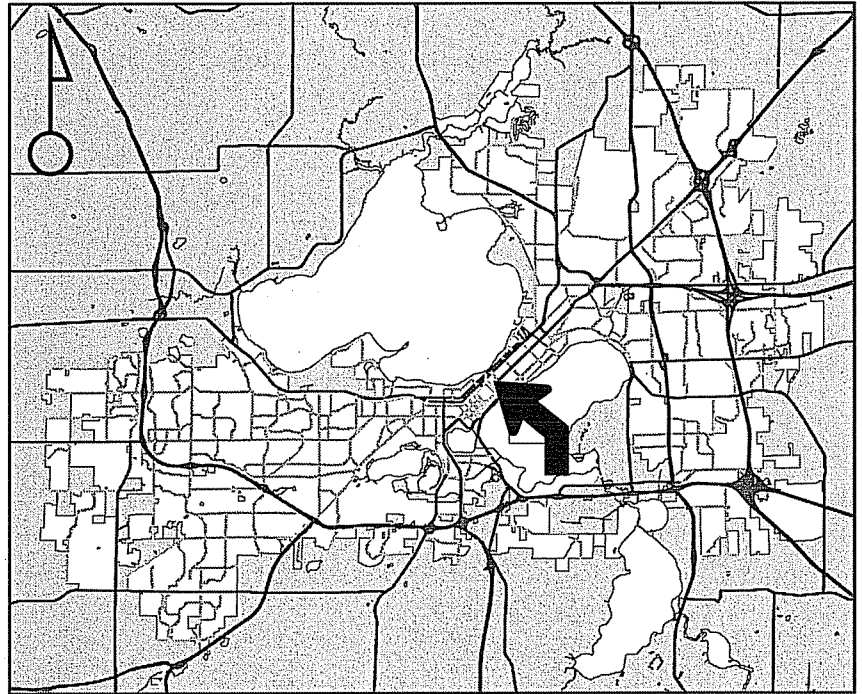
From: PUD(GDP-SIP) To: Amended
 PUD(GDP-SIP)

Existing Use
 Residential Structure

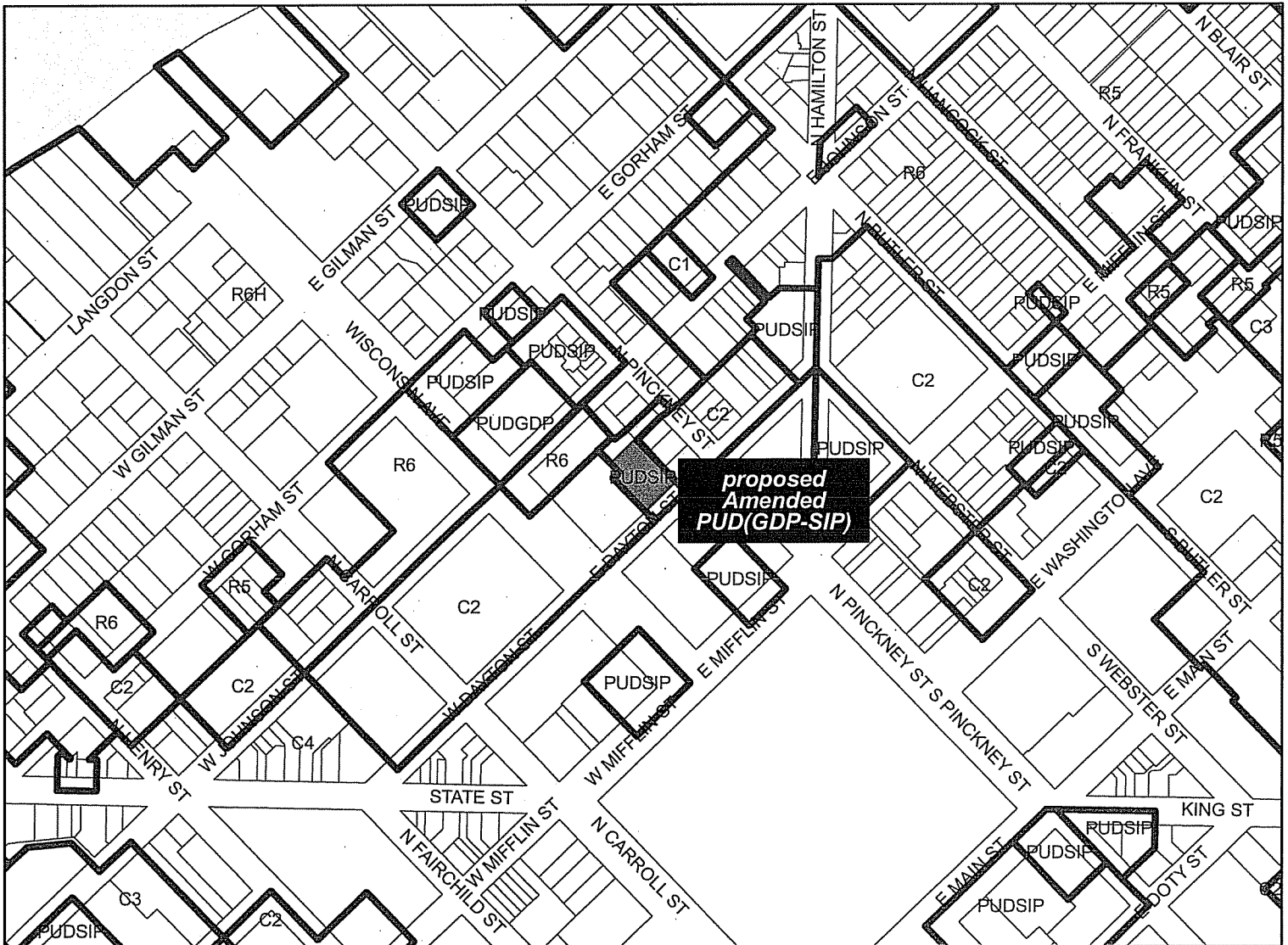
Proposed Use
 Demolish Residential Structure and
 Build 5-Story, 48-Unit Apartment
 Building

Public Hearing Date
 Plan Commission
 23 April 2007

Common Council
 01 May 2007



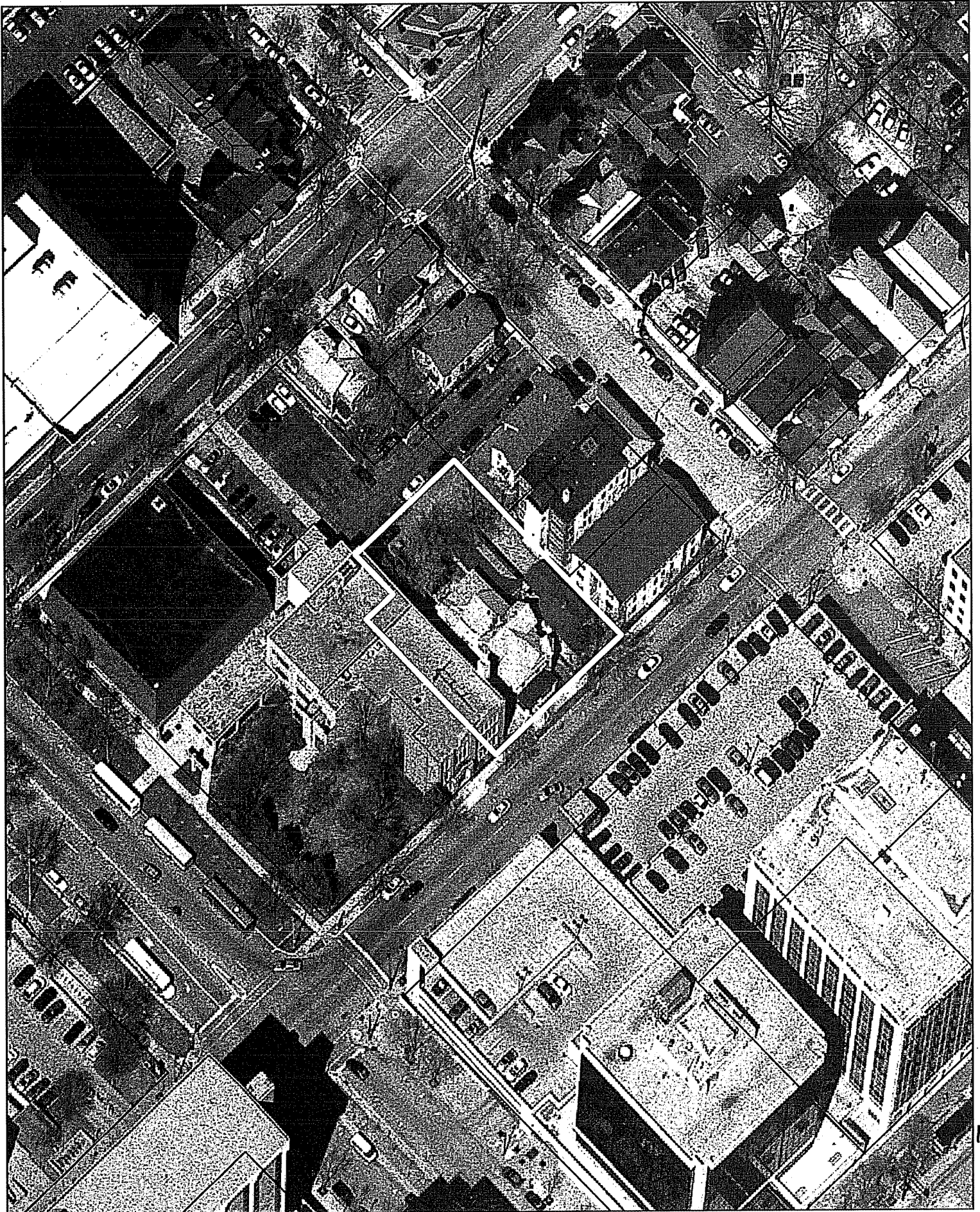
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635





City of Madison

22 East Dayton Street



Date of Aerial Photographv : April 2005



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 except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- 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 applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	\$1250 Receipt No. 78866
Date Received	2-21-07
Received By	KAW
Parcel No.	0709-144-1608-1
Aldermanic District	04-Michael Verreear
GQ	ok
Zoning District	C-2
For Complete Submittal	
Application	Letter of Intent
IDUP	N/A Legal Descript.
Plan Sets	Zoning Text
Alder Notification	Waiver
Ngbrhd. Assn Not.	Waiver
Date Sign Issued	

1. Project Address: 22 EAST DAYTON ST. Project Area in Acres: 1/3 ACRE
Project Title (if any): 22 DAYTON

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 type="checkbox"/> Rezoning from _____ to _____	<input checked="" type="checkbox"/> Rezoning from <u>PUD(GDP)</u> to <u>PUD/ ^{Amend GDP} PCD-SIP</u>	
<input type="checkbox"/> Rezoning from _____ to PUD/ PCD-GDP	<input checked="" 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: SCOTT LEWIS Company: _____
Street Address: 106 E. DOTY City/State: MADISON Zip: 53703
Telephone: (608) 256-4200 Fax: () Email: _____

Project Contact Person: JOHN W. SUTTON Company: SUTTON ARCHITECTURE
Street Address: 104 KING ST. City/State: MADISON Zip: 53703
Telephone: (608) 255-1245 Fax: (608) 255-1764 Email: SUTTONARCH@SBCGLOBAL.NET

Property Owner (if not applicant): SCOTT LEWIS
Street Address: 106 E. DOTY STREET City/State: MADISON, WI Zip: 53703

4. Project Information:

Provide a general description of the project and all proposed uses of the site: 48 UNIT APARTMENT BUILDING w/ 47 UNDERGROUND PARKING STALLS

Development Schedule: Commencement FALL 07 Completion FALL 08 11

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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- Filing Fee:** \$_____ 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 buildings, **photos** of the interior and exterior 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 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 shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of the: _____ Plan, which recommends: _____ 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:

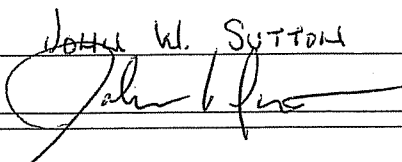
NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

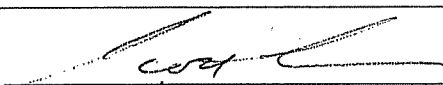
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner _____ Date _____ | Zoning Staff _____ Date _____

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name John W. Sutton Date 02/21/07

Signature  Relation to Property Owner ARCHITECT

Authorizing Signature of Property Owner  Date 2/21/07

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.

FEASABILITY

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.

ZONING TEXT PUD(GDP-SIP)
The Dayton/Residential
22 East Dayton Street
Madison, WI 53703

Legal Description: Lot 2, block 91, as recorded in CSM No. 11920, in Vol. 73 of Certified Survey Maps, pages 139-144 as Document No. 4238480.

A. Statement of Purpose: This zoning district is established for the development of 48 apartments with 65 total bedrooms.

B. Permitted Uses:

1. Residential uses as allowed in the R-6 zoning district.
2. Uses accessory to permitted uses listed above.

C. Lot Area: As stated on Exhibit A, attached hereto.

D. Floor Area Ratio:

1. Maximum floor area ratio permitted is 3.0.
2. Maximum building height shall be five (5) stories or as shown on the General Development Plan.

E. Yard Requirements: Yard areas will be provided as shown on the approved SIP.

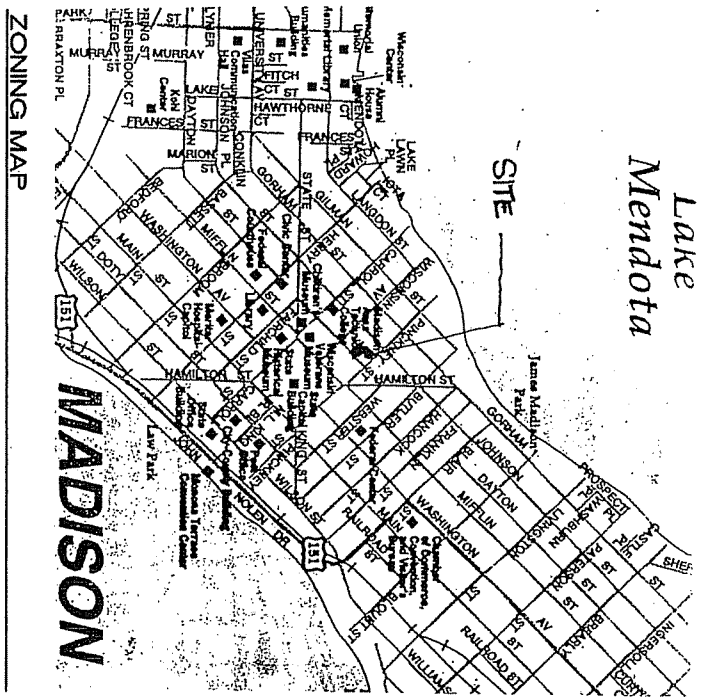
F. Landscaping: The landscaping will be provided as shown on the approved SIP.

I. Signage: Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R-6 district, or as approved by Urban Design.

J. Family Definition: The family definition for this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R-6 Zoning District.

K. Alterations and Revisions: No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission; however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept by the city Plan Commission.

LOCATION MAP



Lake Mendota

SITE

PROJECT (PUD-GDP/SIP)

22 DAYTON

Residential
22 East Dayton Street (Phase I)
Madison, Wisconsin 53703

OWNER

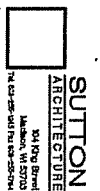
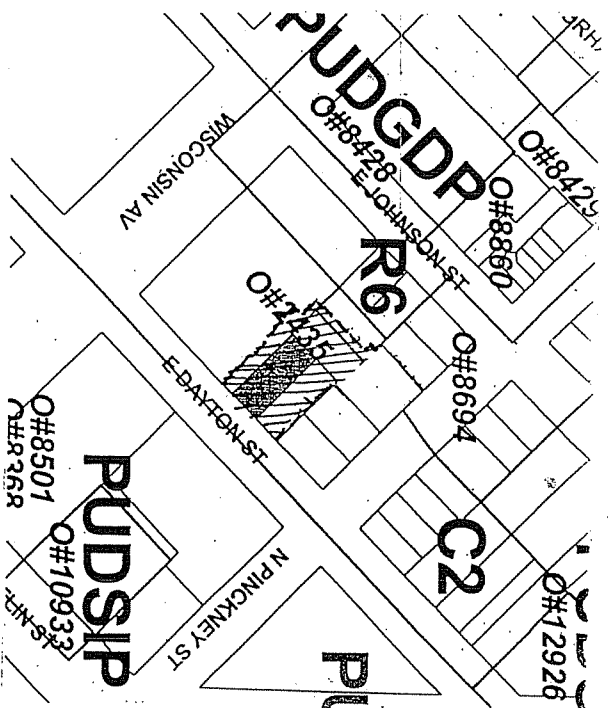
Scott Lewis
106 East Doly Street
Madison, Wisconsin 53703
(608) 256-4200

INDEX

- T1 TITLE SHEET
- C11 EXISTING SITE
- C20 SITE PLAN
- C21B EROSION CONTROL, GRADING, & UTILTY PLAN
- C22 SITE DETAILS
- C30 LANDSCAPE PLAN
- A11 PARKING PLANS
- A12 FIRST FLOOR PLAN
- A13 SECOND FLOOR THRU FOURTH FLOOR PLAN
- A14 FIFTH FLOOR & ROOF PLAN
- A21 BUILDING ELEVATIONS

SITE DATA

LOT SIZE	1480 SQUARE FEET
BUILDING FOOTPRINT	9,142 SQUARE FEET (GARAGES)
APARTMENTS	54,010 SQUARE FEET
STUDIO UNITS	5
ONE BDRM UNITS	28
TWO BDRM	11
TOTAL UNITS	46
TOTAL BDRMS	65
USEABLE OPEN SPACE	1800 SQUARE FEET
DECKS	1850 SQUARE FEET
PARKING	41
BIKE STALLS	60

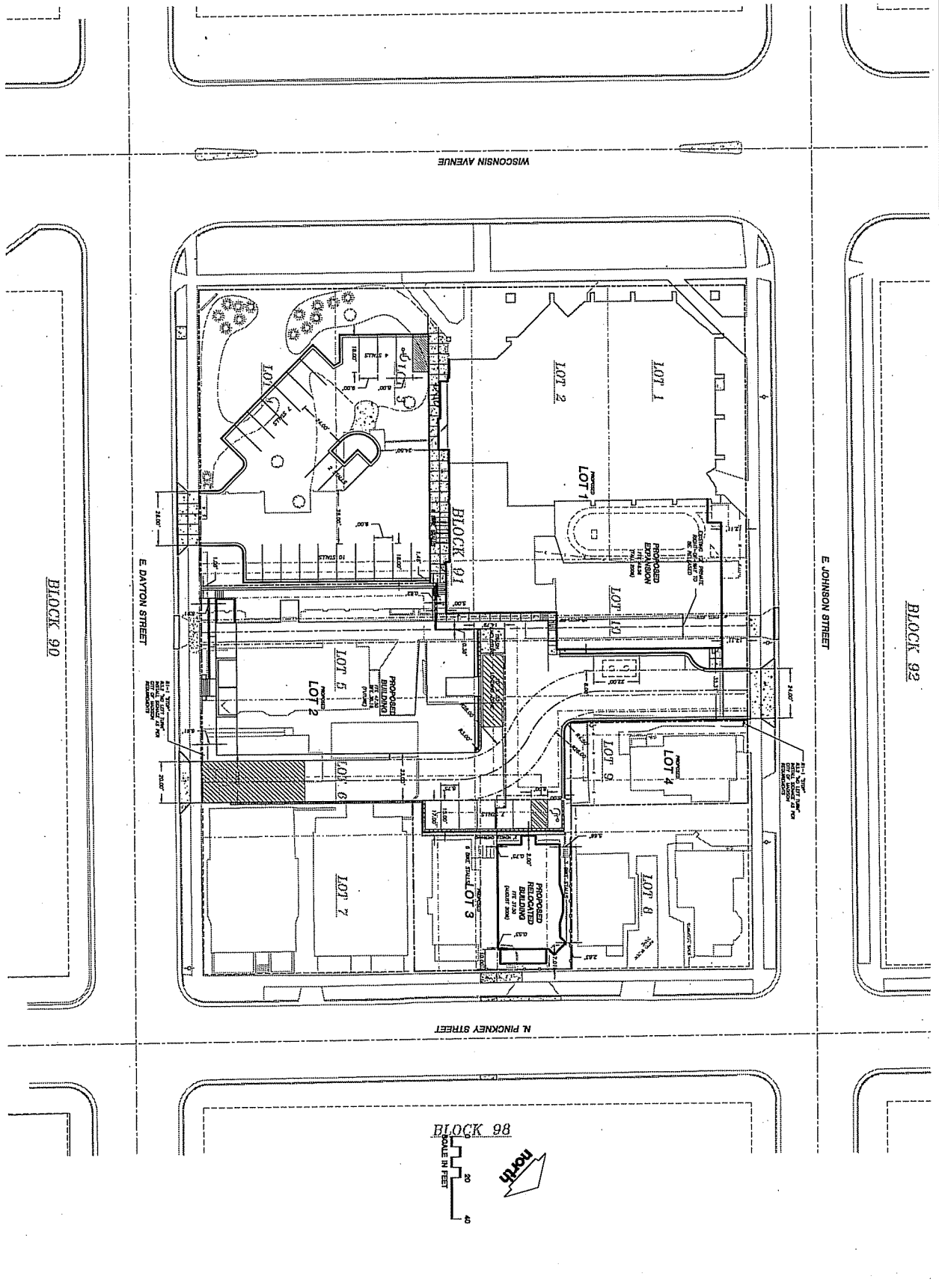


3410 1/2 Street
Madison, WI 53703
TEL: 608-256-4200 FAX: 608-256-4204

DRAWING
TITLE SHEET
LOCATION/ZONING MAP

DATA
Project: 2222
Date: 02/20/07
Drawn by: JLM

T1.1

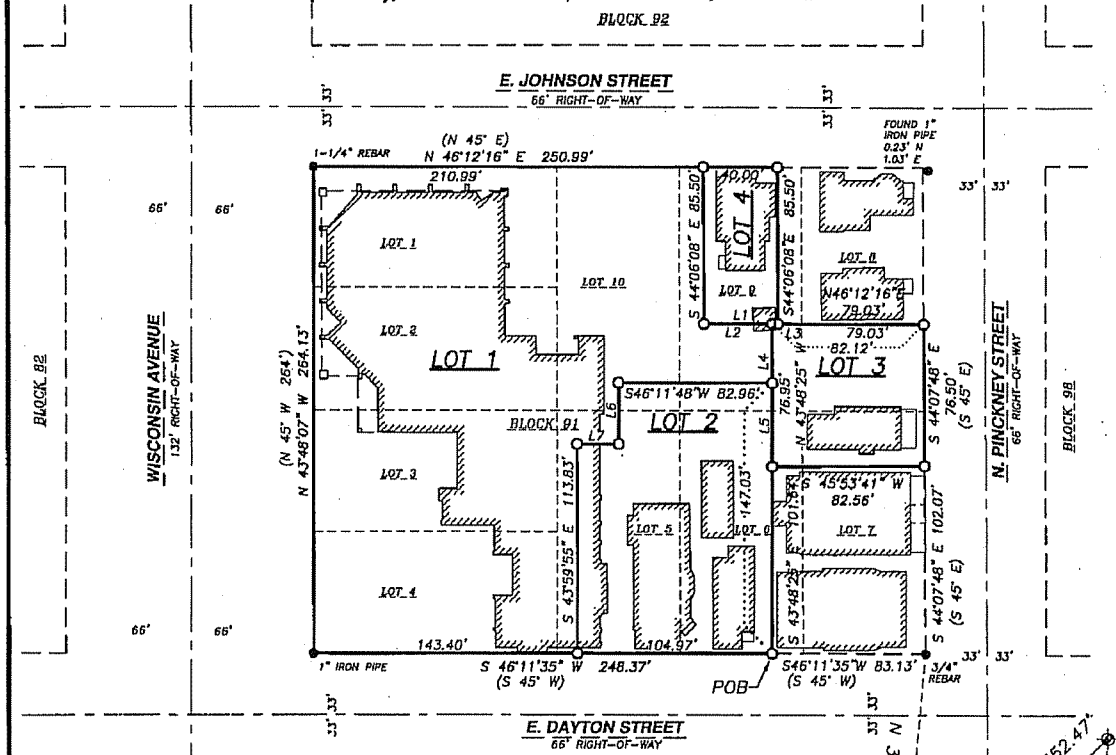


<p>JSD Architects, Engineers & Planners, Inc. 148 E. DOW ST. MILWAUKEE, WI 53233 (414) 333-3333 (414) 333-3334</p>	<p>LEWIS PROPERTIES 148 E. DOW ST. MILWAUKEE, WI 53233</p>	<p>PROJECT: 22 DAYTON MILWAUKEE, WI</p>	<p>DATE: 02/21/07</p>	<p>SCALE: 1" = 20'</p>

001051

CERTIFIED SURVEY MAP NO. 11920

LOTS 1, 2, 3, 4, 5, AND 10, AND PART OF LOTS 6, 7, 8 AND 9, BLOCK 91, ORIGINAL PLAT OF MADISON, ALL BEING A PART OF GOVERNMENT LOT 1 OF SECTION 14, TOWN SEVEN NORTH (T. 7 N.), RANGE NINE EAST (R. 9 E.), CITY OF MADISON, DANE COUNTY, WISCONSIN



LEGEND

- 3/4" X 24" REBAR SET
- ⊕ SECTION CORNER MONUMENT, FOUND AS NOTED
- BLOCK CORNER FOUND AS NOTED
- PROPERTY LINE
- - - EASEMENT LINE
- - - PLATTED LOT LINE
- - - RIGHT-OF-WAY LINE
- - - CENTERLINE
- - - SECTION LINE
- ▨ BUILDING
- () RECORDED INFORMATION

TABLE OF LOT AREAS

LOT	AREA - SF	AREA - AC
1	47,695 SF	1.095 AC
2	14,723 SF	0.338 AC
3	6,317 SF	0.145 AC
4	3,420 SF	0.079 AC

LINE TABLE

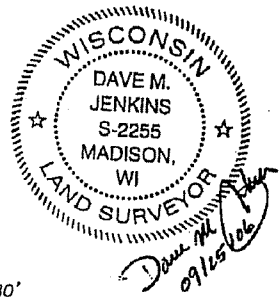
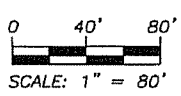
LINE	BEARING	LENGTH
L1	N 46°12'16" E	40.00'
L2	N 46°12'16" E	36.91'
L3	N 46°12'16" E	3.09'
L4	S 43°48'25" E	31.56'
L5	S 43°48'25" E	45.39'
L6	S 43°59'55" E	33.21'
L7	S 46°12'16" W	22.50'

MEANDER CORNER FOR THE S.E. CORNER SECTION 14, T.7N., R.9E. CITY OF MADISON BRASS CAP IN MONUMENT BOX WCCS DANE ZONE 1997
 N=483,337.98
 E=821,176.82

MEANDER CORNER FOR THE E. 1/4 CORNER SECTION 14, T.7N., R.9E. CITY OF MADISON BRASS CAP IN MONUMENT BOX WCCS DANE ZONE 1997
 N=484,890.11
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 (N=484,890.16)
 (E=821,208.69)

NOTES

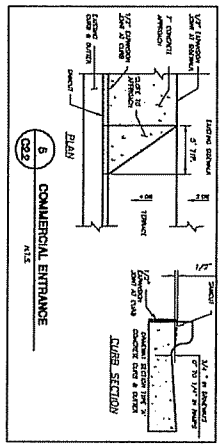
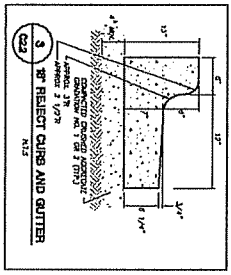
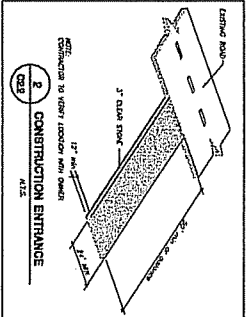
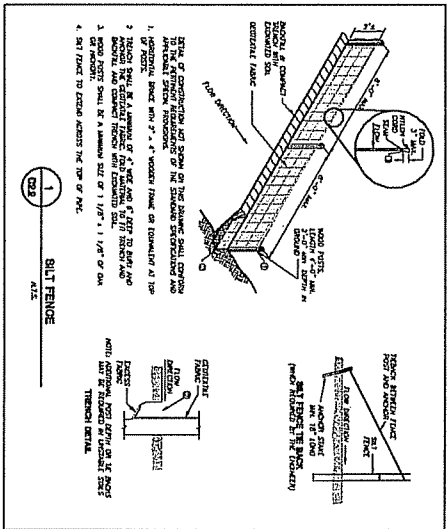
- FIELD WORK FOR THIS SURVEY WAS PERFORMED BY JENKINS SURVEY & DESIGN, INC. THE WEEK OF JUNE 5, 2006.
- HORIZONTAL DATUM FOR THIS SURVEY AND MAP IS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE, NAD 83(97). THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 14, T7N, R9E, BEARS S 01°10'45" W.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP IN CONCRETE MONUMENT MARKING THE MEANDER CORNER FOR THE EAST 1/4 CORNER OF SECTION 14, T7N, R9E. ELEVATION = 854.54'
- SEE SHEET 2 OF 6 FOR BUILDING DETAILS.
- SEE SHEET 3 OF 6 FOR EASEMENT, ELEVATION AND DRAINAGE FLOW DETAILS.



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 11/20/06 10:52:24 AM

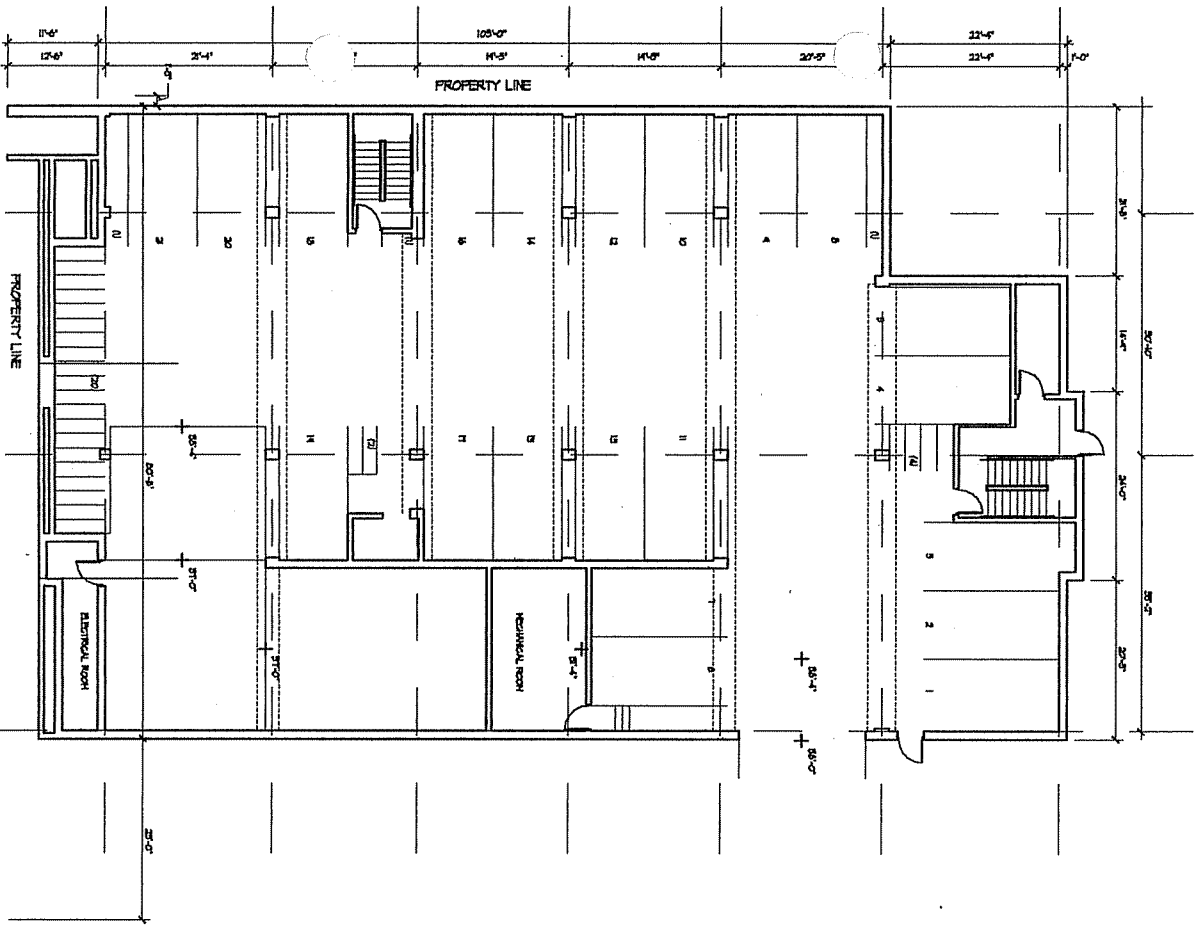
PREPARED BY: JSD - Engineers - Surveyors Jenkins Survey & Design, Inc. 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)448-5060	PREPARED FOR: FIRST UNITED METHODIST CHURCH AND LEWIS PROPERTIES, LLC 100 E. DOTY STREET SUITE 310 MADISON, WI 53703	PROJECT NO: 06-2324 FILE NO: B-71 FIELDBOOK/PG: 193/22 SHEET NO: 1 OF 6	SURVEYED BY: JVK DRAWN BY: SO CHECKED BY: CAS APPROVED BY: DMJ	C.S.M. NO. 11920 DOC. NO. 4238480 VOL. 73 PAGE 139
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11
 10/12

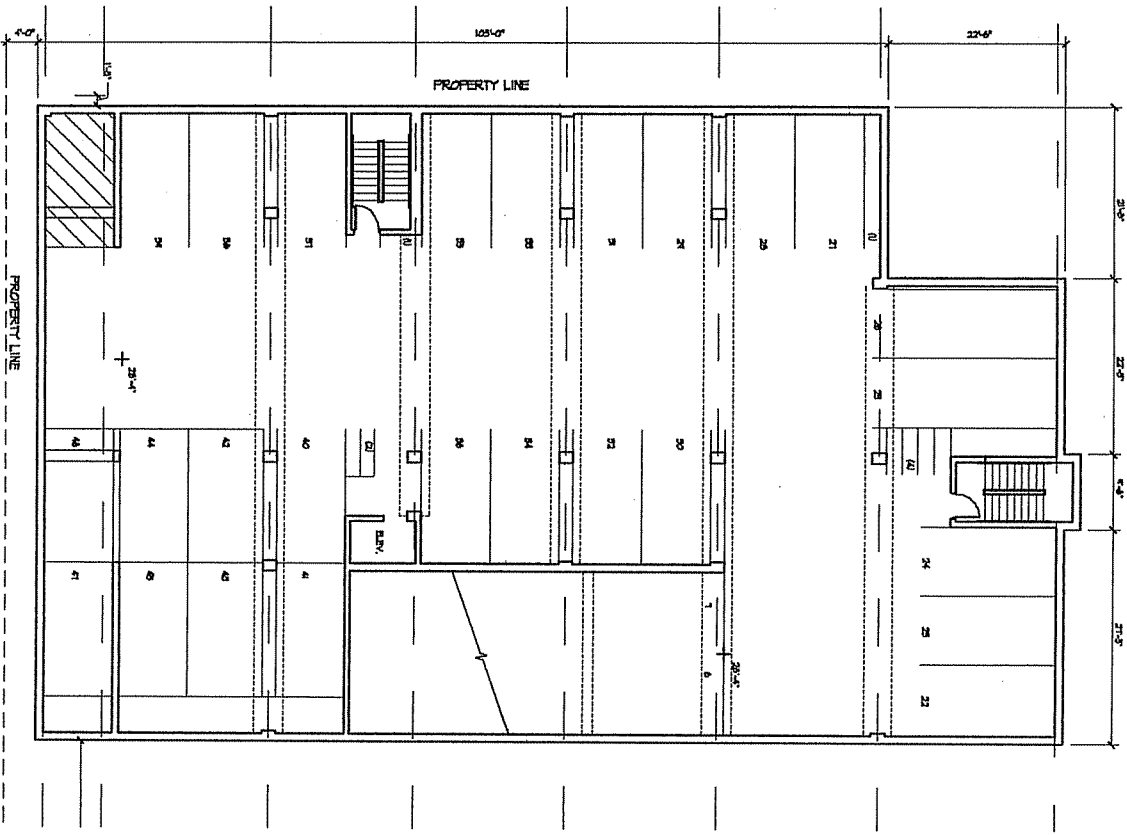


REVIEW DRAWING
NOT TO BE USED FOR CONSTRUCTION
DATE OF ISSUE: SEPTEMBER 25, 2006

<p>ISD Industrial Site Development - PLANNING & DESIGN - CIVIL ENGINEERING - ENVIRONMENTAL ENGINEERING - CONSTRUCTION MANAGEMENT - PROJECT ADMINISTRATION MADISON REGIONAL OFFICE 191 Madison Drive Madison, Wisconsin 53703 (608) 278-9000 FAX: (608) 278-9001 WWW.ISD-INC.COM</p>	
<p>PROJECT NO. 22 DAYTON</p>	<p>CLIENT LEWIS PROPERTIES 105 E. DOT STREET MADISON, WI 53703</p>
<p>DRAWN BY AMUSSON, WI</p>	<p>CHECKED BY</p>
<p>DATE 2006</p>	<p>SCALE 1\"/> </p>



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

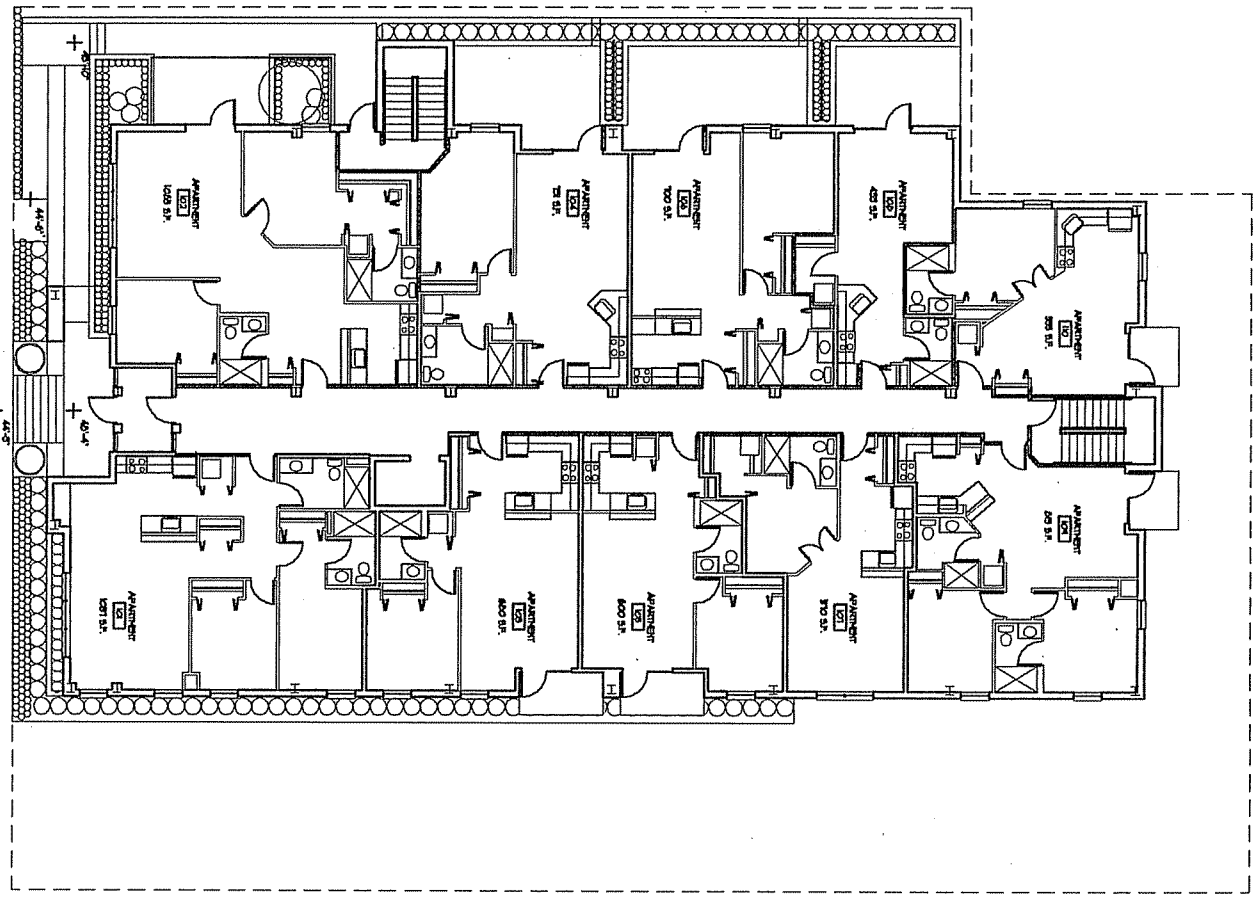


Ⓜ PARKING LEVEL B FLOOR PLAN
 1/8" SCALE 1/8" = 1'-0"

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

DRAWING
 FLOOR PLANS

DATE 08/03/07
SCALE AS SHOWN
DRAWN BY JSA
CHECKED BY JSA

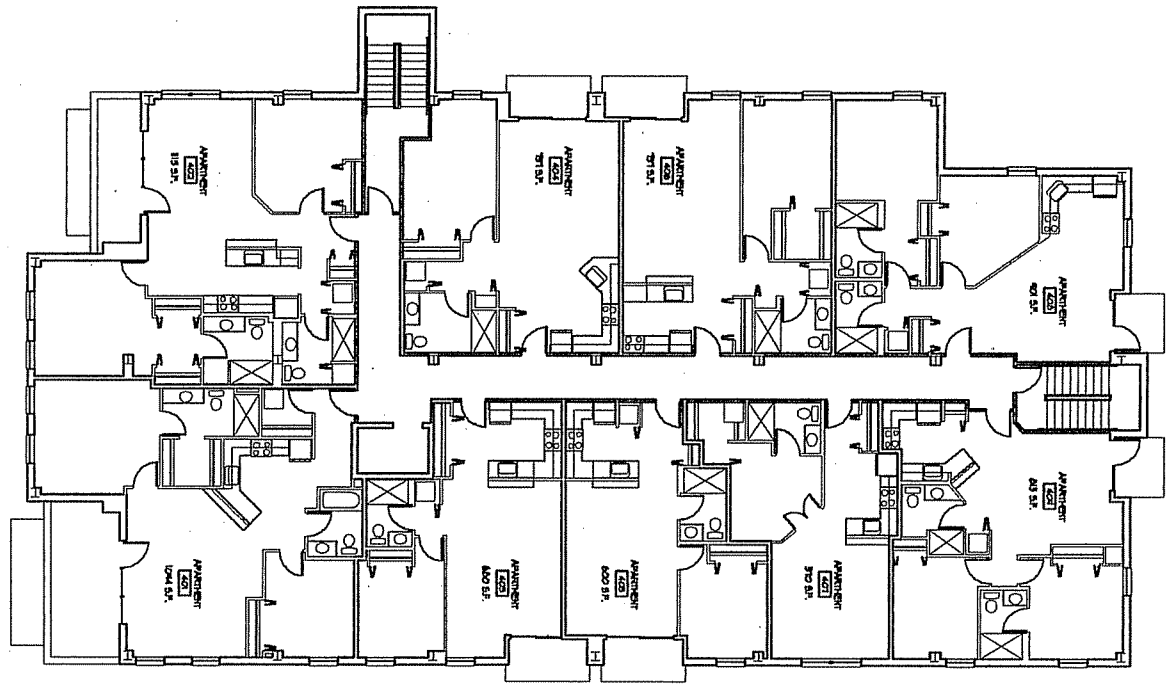


1 FIRST FLOOR PLAN
 A12 SCALE: 1/8" = 1'-0"

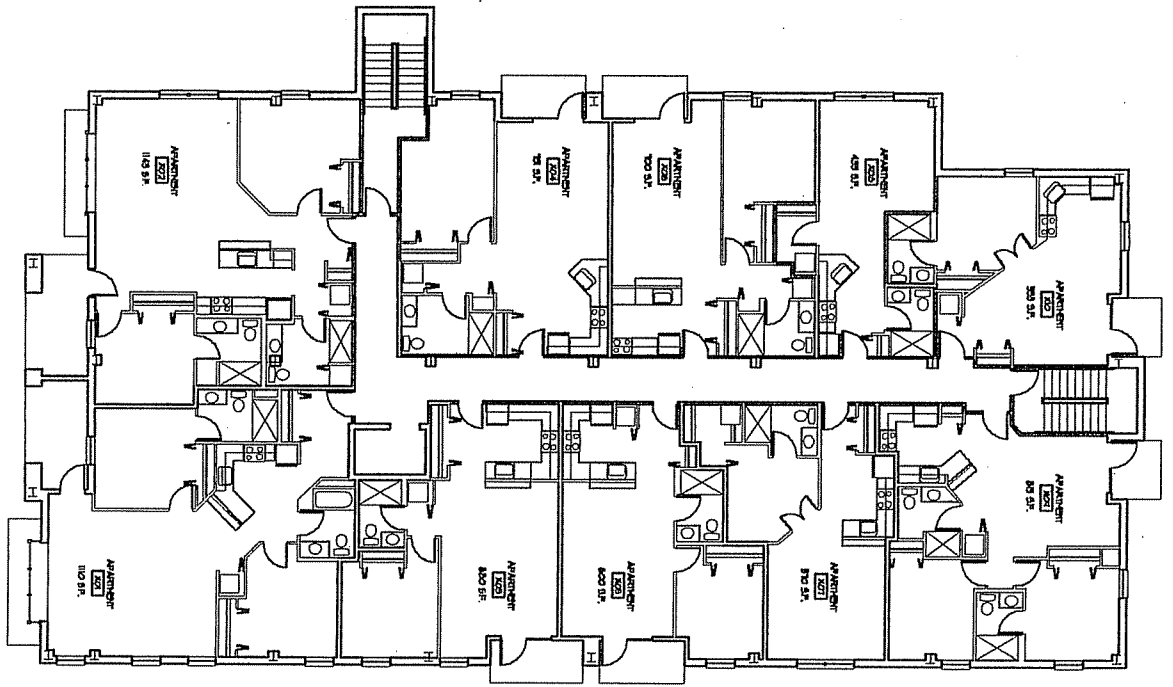


PROJECT	
22 Dayton (Phase II)	
Residential	
East Dayton Street	
Madison, Wisconsin	53703
DRAWING	
FLOOR PLANS	
DATA	
Project #	20082
Date	02/07
Drawn by	JAK

A12



44 FOURTH FLOOR PLAN
 SCALE 1/8" = 1'-0"



45 SECOND/THIRD FLOOR PLAN
 SCALE 1/8" = 1'-0"

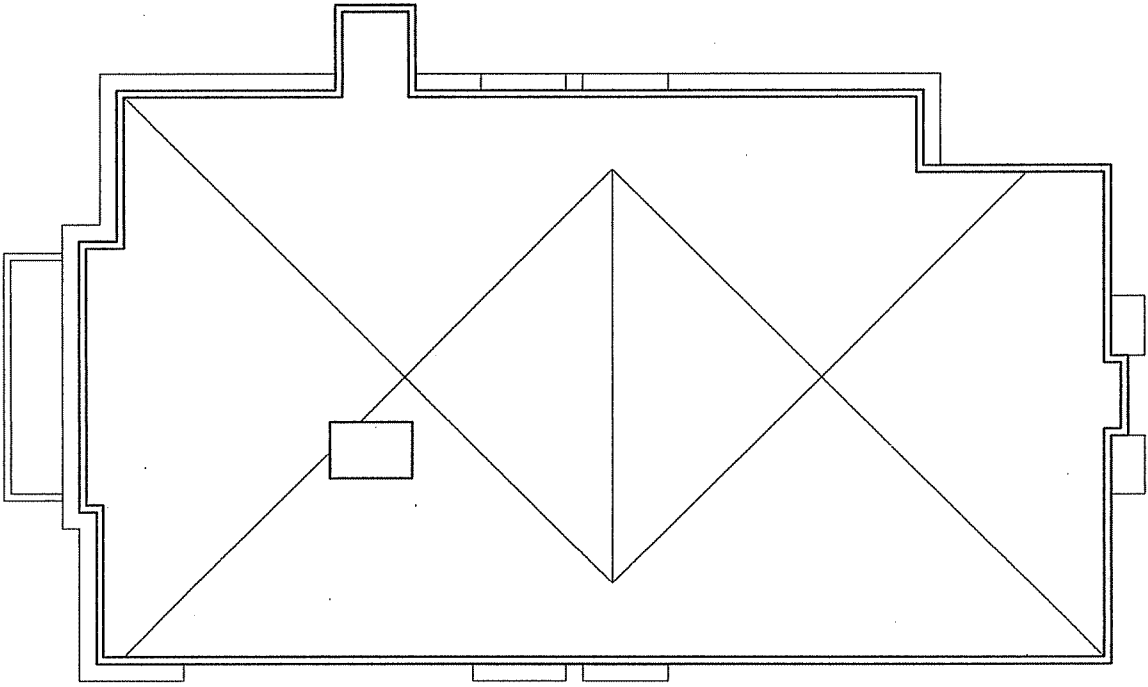


PROJECT
 22 Dayton (Phase II)
 Residential
 East Dayton Street
 Madison Wisconsin 53703

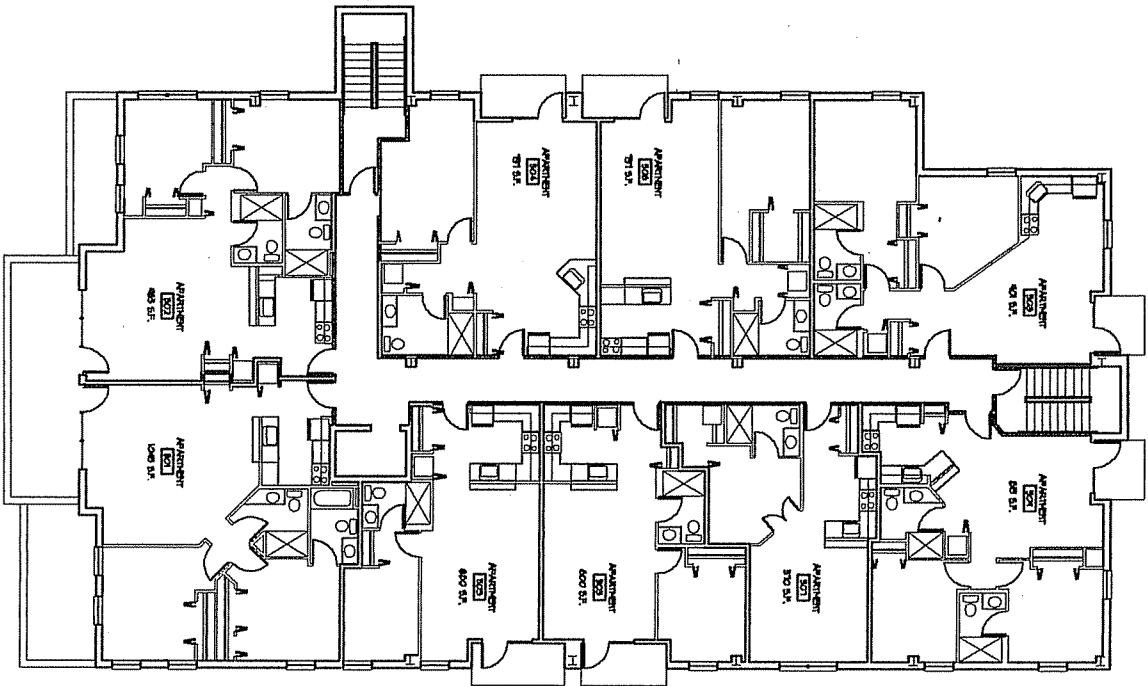
DRAWING
 FLOOR PLANS

DATA
 Project # 20212
 Date 02/20/07
 Drawn by JAL

A1.3



1 ROOF PLAN
SCALE: 1/8" = 1'-0"



1 FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



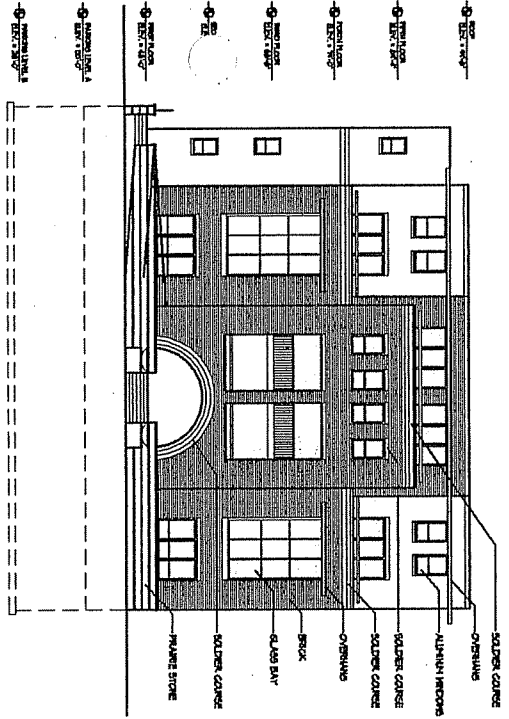
PROJECT
22 Dayton (Phase II)
Residential
East Dayton Street
Madison Wisconsin 53703

DRAWING
FLOOR PLANS

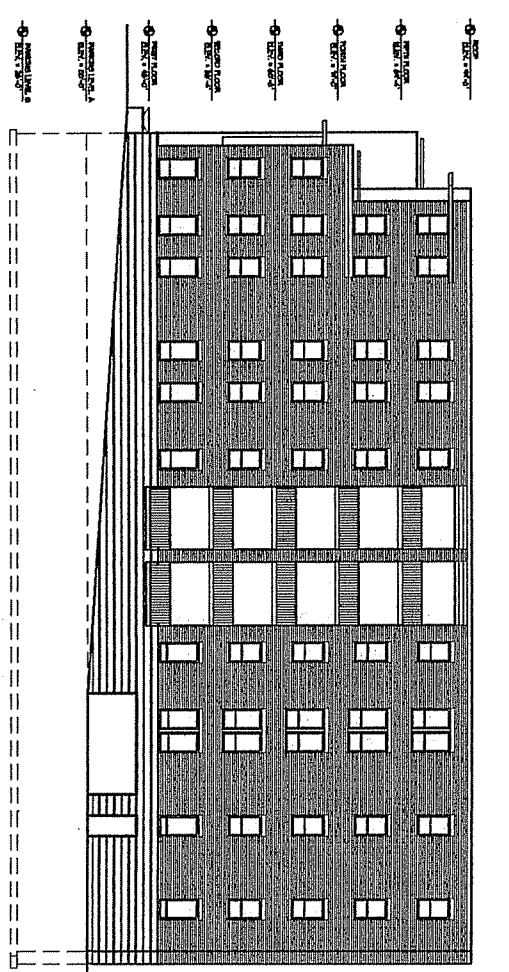
DATA
Project # 200225
Date 08/10/07
Drawn by JML

A1.4

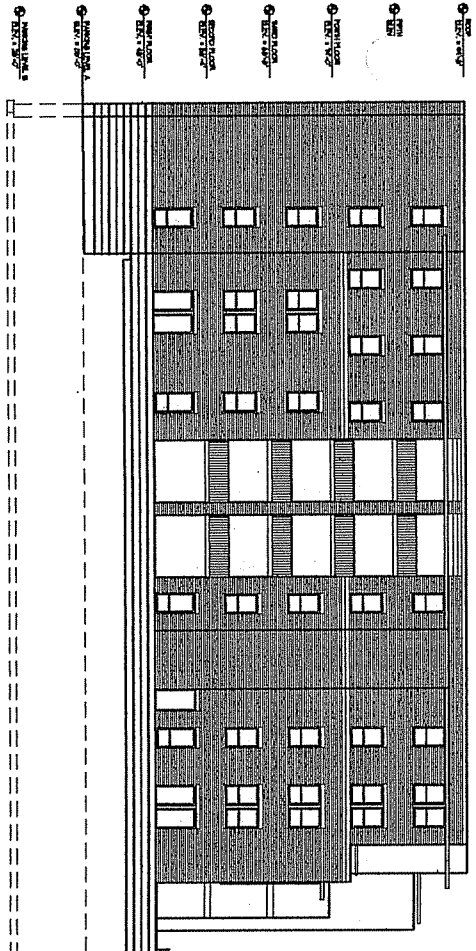
341 King Street
 Madison, WI 53704
 Tel: 608-261-1111
 Fax: 608-261-1112



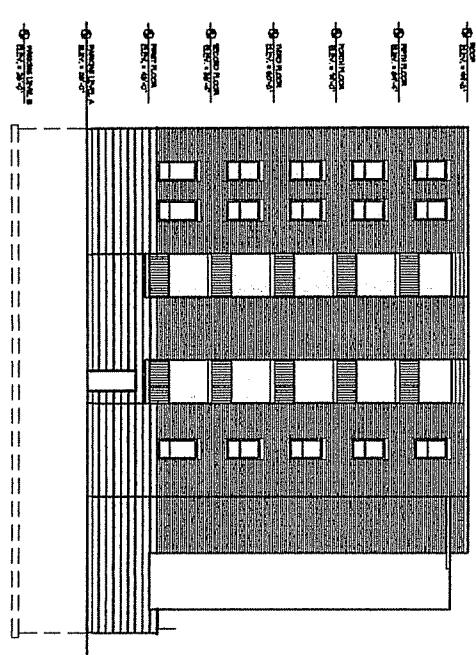
(3) SOUTH ELEVATION
 SCALE 1/8" = 1'-0"



(4) EAST ELEVATION
 SCALE 1/8" = 1'-0"



(2) WEST ELEVATION
 SCALE 1/8" = 1'-0"



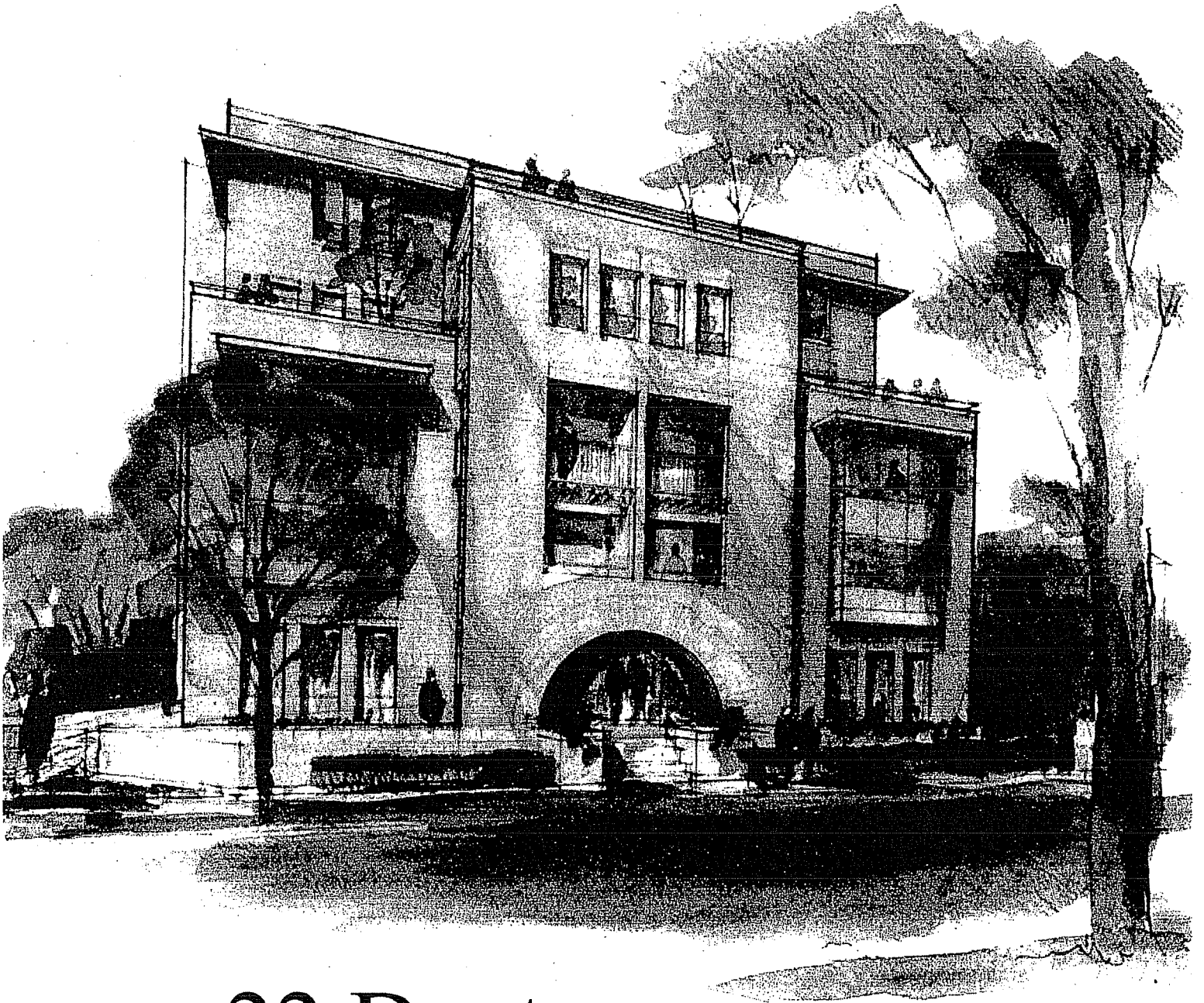
(1) NORTH ELEVATION
 SCALE 1/8" = 1'-0"

PROJECT
 22 Dayton
 Residential
 Dayton Brest
 Madison, Wisconsin 53703

DRAWING
 BUILDING ELEVATIONS

DATE
 Project 12/10/07
 Design 1/8/08
 Drawn by SA

A21



22 Dayton

Phase II - Residential

22 East Dayton Street