## URBAN DESIGN COMMISSION APPLICATION

City of Madison Planning Division Madison Municipal Building, Suite 017 215 Martin Luther King, Jr. Blvd. P.O. Box 2985 Madison, WI 53701-2985 (608) 266-4635



#### FOR OFFICE USE ONLY:

Date Received _	9-9-25 11:27 a.m.	☐ Initial Submittal
Paid		Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed Land Use Application and

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

		mpanying submi ubmitted.	ttal materials a	are also required to	ntaub nto	ioj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov nw ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia nu rau Koog Npaj (Planning Division) (608) 266-4635.
ι.	Add		esses on the pro	DAYTON HOUSE		MYTCH STRUET, MADISON, WI 53701
2.	App	lication Type (c	heck all that a	apply) and Requested Da	ate	
	UDC	meeting date re	equested	OCTOBER 2	2 2	025
		New developm				ously-approved development
		Informational	X	Initial Approval	风	Final Approval
3.	Proj	ect Type				
		Project in an Url	oan Design Dist	rict	Sigr	nage
	M			District (DC), Urban ed-Use Center District (MXC)		Comprehensive Design Review (CDR)  Modifications of Height, Area, and Setback
				ment Center District (SEC) i), or Employment Campus		Sign Exceptions as noted in Sec. 31.043(3), MGO
			pment (PD) evelopment Pla plementation F		Oth	Please specify
	M	Planned Multi-L	Jse Site or Resid	dential Building Complex		
4.	App	licant, Agent, a	and Property	Owner Information		
	App	licant name	Paul (	UT)	_ Cor	mpany CaS4/Synchitecritis
	Stre	et address	4401 R	SCIGNT ST.	_ Cit	y/State/Zip Maoisau, Ull 53705
	Tele	phone	600 - 3	345-1114	_ Em	ail paul Ocas farch, com
	Proj	ect contact per	son Sauce	AS SPUCANT	_ Co	mpany
	Stre	et address			_ Cit	y/State/Zip
	Tele	phone	-		_ Em	ail
	Pro	perty owner (if	not applicant)	JEFF ROO	- C	MAD PEOS, LLC
	Stre	et address	1709 P	wisqu ct.	Cit	y/State/Zip Maoison WI 53714
	T-1-	/	08-22	4.2010		madoadsslicquail.com

## **URBAN DESIGN COMMISSION APPROVAL PROCESS**



#### Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

#### Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any
  approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide
  details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC
  understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- <u>Final Approval</u>. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations
  or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

#### Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted the Friday before the UDC meeting.

## **URBAN DESIGN DEVELOPMENT PLANS CHECKLIST**



The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

Or Stall Illa	y require additional information in order to no	ave a complete understanding of	the project.					
1. Informa	ational Presentation							
	Locator Map	1	Requirements for All Plan Sheets					
	Letter of Intent (If the project is within		1. Title block					
	an Urban Design District, a summary of		2. Sheet number					
	how the development proposal addresses the district criteria is required)	Providing additional	3. North arrow					
	Contextual site information, including	information beyond these	4. Scale, both written and graphic					
_	photographs and layout of adjacent	minimums may generate a greater level of feedback	5. Date					
	buildings/structures	from the Commission.	6. Fully dimensioned plans, scaled					
	Site Plan		at 1"= 40' or larger					
	Two-dimensional (2D) images of	1	** All plans must be legible, including the full-sized landscape and lighting					
	proposed buildings or structures.	J	plans (if required)					
2. Initial A	pproval							
A	Locator Map		)					
×	Letter of Intent (If the project is within a Udevelopment proposal addresses the district	Irban Design District, a summa t criteria is required)	ry of <u>how</u> the Providing additional					
×	Contextual site information, including photogra	gs/structures information						
×								
Ø	Landscape Plan and Plant List (must be legib	le)	generate a					
×	Building Elevations in <u>both</u> black & white and and color callouts	d color for all building sides, inclu	greater level of feedback from the Commission.					
	PD text and Letter of Intent (if applicable)							
3. Final Ap	proval		•					
All the re	equirements of the Initial Approval (see above	e), plus:						
Ø	Grading Plan							
X	Lighting Plan, including fixture cut sheets and	d photometrics plan (must be le	gible)					
Ø	Utility/HVAC equipment location and screen		TALON -0.1					
X	Site Plan showing site amenities, fencing, tra							
	PD text and Letter of Intent (if applicable)		(3/7-3- <b>*</b> -0)					
M	Samples of the exterior building materials							
	Proposed sign areas and types (if applicable)	ř.						
4. Signage	Approval (Comprehensive Design Review (Cl	DR), Sign Modifications, and Sig	n Exceptions (per <u>Sec. 31.043(3)</u> )					
	Locator Map							
	Letter of Intent (a summary of $\underline{how}$ the proposed s	signage is consistent with the CDR or	Signage Modifications criteria is required)					
	Contextual site information, including photo project site	ographs of existing signage both	h on site and within proximity to the					
	Site Plan showing the location of existing sign	nage and proposed signage, dim	ensioned signage setbacks, sidewalks,					

☐ Illustration of the proposed signage that meets <u>Ch. 31, MGO</u> compared to what is being requested ☐ Graphic of the proposed signage as it relates to what the <u>Ch. 31 MGO</u> would permit

☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)

☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)

driveways, and right-of-ways

## 5. Required Submittal Materials

## Application Form

 A completed application form is required for <u>each</u> UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.

#### Letter of Intent

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district
- For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.
- Development Plans (Refer to checklist on Page 4 for plan details)
- Filing Fee (Refer to Section 7 (below) for a list of application fees by request type)

#### Electronic Submittal

- Complete electronic submittals <u>must</u> be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to <a href="mailto:UDCapplications@cityofmadison.com">UDCapplications@cityofmadison.com</a>. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

## Notification to the District Alder

 Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

#### 6. Applicant Declarations

1.	Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff.  This application was discussed with
2.	The applicant attests that all required materials are included in this submittal and understands that if any society in the submittal and understands that if any society in the submittal and understands that if any society in the submittal and understands that if any society in the submittal and understands that if any society in the submittal and understands that if any society in the submittal and understands that if any society in the submittal and understands that if any society in the submittal and understands that if any society in the submittal and understands that if any society in the submittal and understands that if any society in the submittal and understands that if any society in the submittal and understands that if any society in the submittal and understands that if any society in the submittal and understands that if any society in the submittal and understands that if any society in the submittal and understands that if any society in the submittal and understands that if any society in the submittal and understands the s
Nar	consideration.
	horizing signature of property owner
Арр	olication Filing Fees

### 7. App

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to City Treasurer, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

your request:

se consult the schedule below for the appropriate fee for yo
Urban Design Districts: \$350 (per §33.24(6) MGO).
Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX): \$150 (per §33.24(6)(b) MGO)
Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code

- A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:
- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)

Planned Multi-Use Site or Residential Building Complex

## 25009 – 511 & 515 W. Dayton Street PROJECT NARRATIVE



Both 511 and 515 W. Dayton Street are owned and operated by Jeff Rood and Mad Pad Properties. They are zoned Downtown Residential 2 (DR2) which allows for further development as a Residential Building Complex by a Conditional Use which this project includes.

The proposed projects include the addition a new 2-story, 2-unit apartment building behind each of the existing 3-unit apartment buildings at 511 and 515 W. Dayton Street. Each of the existing apartment buildings are circa 1914-15 and sit on the front half a 4,356 sf (.1 acre) site which results in a density ratio of 30 units / acre. The additional proposed 2-units per site results in a density ratio of 50 units / acre. There is an existing concrete driveway between the two existing buildings that leads to a backyard that is a compacted gravel parking lot. This access is allowed by an existing reciprocal easement which will be maintained but amended to allow for shared pedestrian, bike and below grade utility access to the rear of the site and new building locations. Each apartment in the new buildings will include 4 bedrooms, 2 bathrooms, a kitchen and living area. Each basement in the new buildings will include a utility room, shared laundry facilities, indoor bike parking and a common area for shared indoor activity. Each new building also includes 5 covered exterior bike parking spaces on each property (City requires 1 space/apartment unit) and each new apartment has a front and back porch. The new buildings will be protected by an automatic fire sprinkler system (NFPA R13). The exterior materials, detailing and color pallets are similar too and intended to compliment the existing buildings, comprised of smart siding clapboard siding and trim with the stair massing articulated with smart siding board-andbatten siding. The roof line, detail and fiberglass shingles are intentionally similar too the existing structures. A new masonry and timber entry arbor is provided near the public sidewalk along W. Dayton Street to both identify the new property addresses in addition to the entry point to the back of the existing site. The existing concrete driveway and drive apron are replaced with a new, narrower paver walkway that leads to a and common activity area located between all four buildings at mid-site. New landscape/plantings are proposed along the new walkway as well as the existing front yards of the existing 511 and 515 buildings. A new 6-foot high, wood privacy fence is proposed along the rear and side property lines to help protect and maintain the improved properties in addition to reducing or limiting the likelihood of large, multi-rear yard gatherings that have been problematic at times in the past.

The proposed new buildings and site development are consistent with the Mifflandia plan, providing additional living units, increased scaled housing that is more closely aligned with "missing middle housing" than the new larger buildings in the neighborhood and reinforcement of the existing scale and character of this portion of the neighborhood. We have presented the project twice to the neighborhood group and received positive feedback from participants related to the scale, character and proposed siting.

As part of the project, we are also asking for a revision to the rear yard setback from 20 feet to 10 feet so we can add that 10 feet of space between the back of the existing buildings and front of the new building, resulting in 20 feet between the two. Note, by code, we could be as close as 3-5' between the rear of the existing and front of the new buildings however we do not believe this is sensible or desirable for a variety of reasons including but not limited to improved natural light, openness, access, shared common space, etc. In addition, we also believe this would allow for at least 20' between the back of the new buildings and potential



## 25009 – 511 & 515 W. Dayton Street PROJECT NARRATIVE

new buildings if/when they are developed on the adjoining back yard property, provided they are also allowed to go from a 20' rear yard to a 10' rear yard, resulting in a more consistent and viable development of open space between buildings as development continues in this neighborhood. This also allows us to provide a shared and more controlled "active area" between the four buildings as opposed to increased space just behind the new buildings at the rear yard and spilling into adjacent rear yards.

More specifically to setbacks and buildable site area, CoM Zoning allows for a 7'-0" separation between buildings (2 x the side yard setback) and that combined with the typical DR2 rear yard setback of 20'-0", provides for an allowable building depth of 43'-6". The Uniform Dwelling Code (UDC) on the other hand requires a minimum separation of dwellings on the same property of at least 3'-5' with rated wall construction considerations and a minimum 10'-1" separation without needing to go to fire rated construction, which we prefer and plan to use. Note that the separation is between the primary dwelling structures and features such porches, decks, eaves, etc. are not the primary structure per UDC however are impacted by construction type based on the separation between each other and/or the lot line. We are proposing a separation of 20'-9" between the existing dwelling structure and new dwelling structure which also results in a clear separation of at least 10'-1" between the existing back porches and the new front porch roof eave which would be the closest the construction of the new built construction. This combined with the proposed rear yard setback adjustment to 10'-0" results in a building depth for the new primary structure of 39'-9" (less than the allowable 40'-6" with a 10'-1" min. separation or 43'-6" with a 7'-0" separation per CoM zoning).

# 511 & 515 W. Dayton Housing 511B & 515B W Dayton Street Street, Madison, WI 53701

# architecture, llc

4414 Regent Street; Suite 102 Madison, WI 53705 ph 608-709-1250

# ISSUED FOR LAND USE & URBAN DESIGN APPLICATIONS

Civil Engineering & Landscape Architecture
Civil Engineering & Landscape Architecture

Vierbicher Associates 999 Fourier Drive, Ste 201 Madison, WI 53717

ph 608-826-0532

**Existing Conditions Plan Demolition Plan** Site Plan (511 W. Dayton) Site Plan (515 W. Dayton) Grading Plan

**Utility Plan** Fire Access Plan

Landscape Plan (511 W Dayton) Landscape Plan (515 W Dayton)

## Architectural

CāS₄ Architecture, LLC 4414 Regent Street, Ste 102 Madison, WI 53705

ph 608-709-1250

**Project Title Sheet Existing Site Images** Architectural Site Plan with A001 Setbacks & Dwelling Separation

Site Lighting & Photometric Plan 511 Basement, First & Second Floor Plans & Notes A100 515 Basement, First & Second Floor Plans & Notes A101

A102 511 & 515 Roof Plans A200 **Exterior Elevations & Materials Exterior Elevations** A201

A202 **Exterior Elevations** A203 3D Images

Black & White Image Sheets for UDC Submittal Only A200 BW Exterior Elevations & Materials A201 BW Exterior Elevations

A202 BW Exterior Elevations A203 BW 3D Images

Structural

DC Engineering

1600 Aspen Commons, Ste 240 Middleton, WI 53562

ph 608-416-1041

SITE LOCATION

TR HOSSNHOLW

Sector Hybrid: O Alternative School

O Destroites

## NOT FOR CONSTRUCTION

Issued for:

**General Contractor** 

919 Applegate Road Madison, WI 53713

phone: 608-271-4800

511 West Dayton Street

Housing

Madison, WI 53703

Project #: 25009.00

**Daniels Construction** 

511 & 515 W. Dayton

**LU & UDC Applications** 

No. Description 1 Pre LU App Review Set 8-18-2025 2 LU & UDC Applications 9-8-2025

G001

Drawn by: CaS4 Architecture Checked by: CaS4 Architecture PROJECT TITLE SHEET





CaS<sub>4</sub> architecture, Ilc

4414 Regent Street; Suite 102 Madison, WI 53705 ph 608-709-1250





## General Contractor

## **Daniels Construction**

919 Applegate Road Madison, WI 53713

phone: 608-271-4800

## 511 & 515 W. Dayton Housing

511 West Dayton Street Madison, WI 53703

Project #: 25009.00

# LU & UDC Applications NOT FOR CONSTRUCTION

-	Issue	ed for:	
1	No.	Description	Date
40	1	Pre LU App Review Set	8-18-2025
	2	LU & UDC Applications	9-8-2025

Drawn by: CaS4 Architecture Checked by: CaS4 Architecture

Existing Site &

Context Image

G002

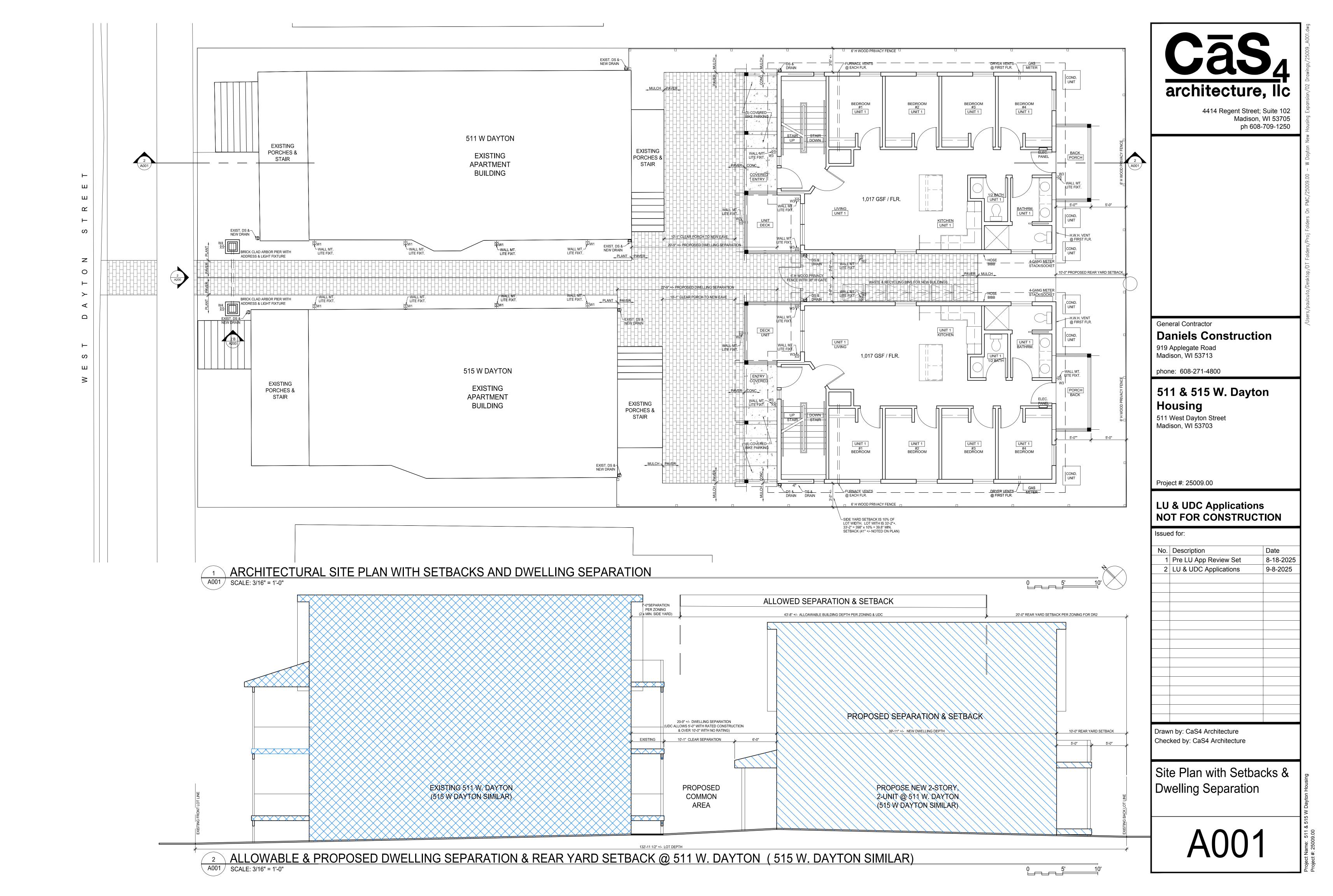




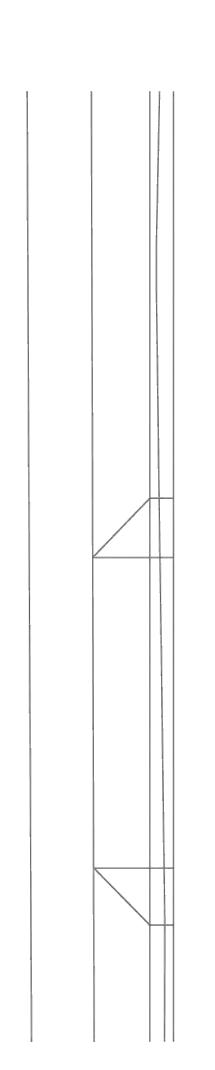


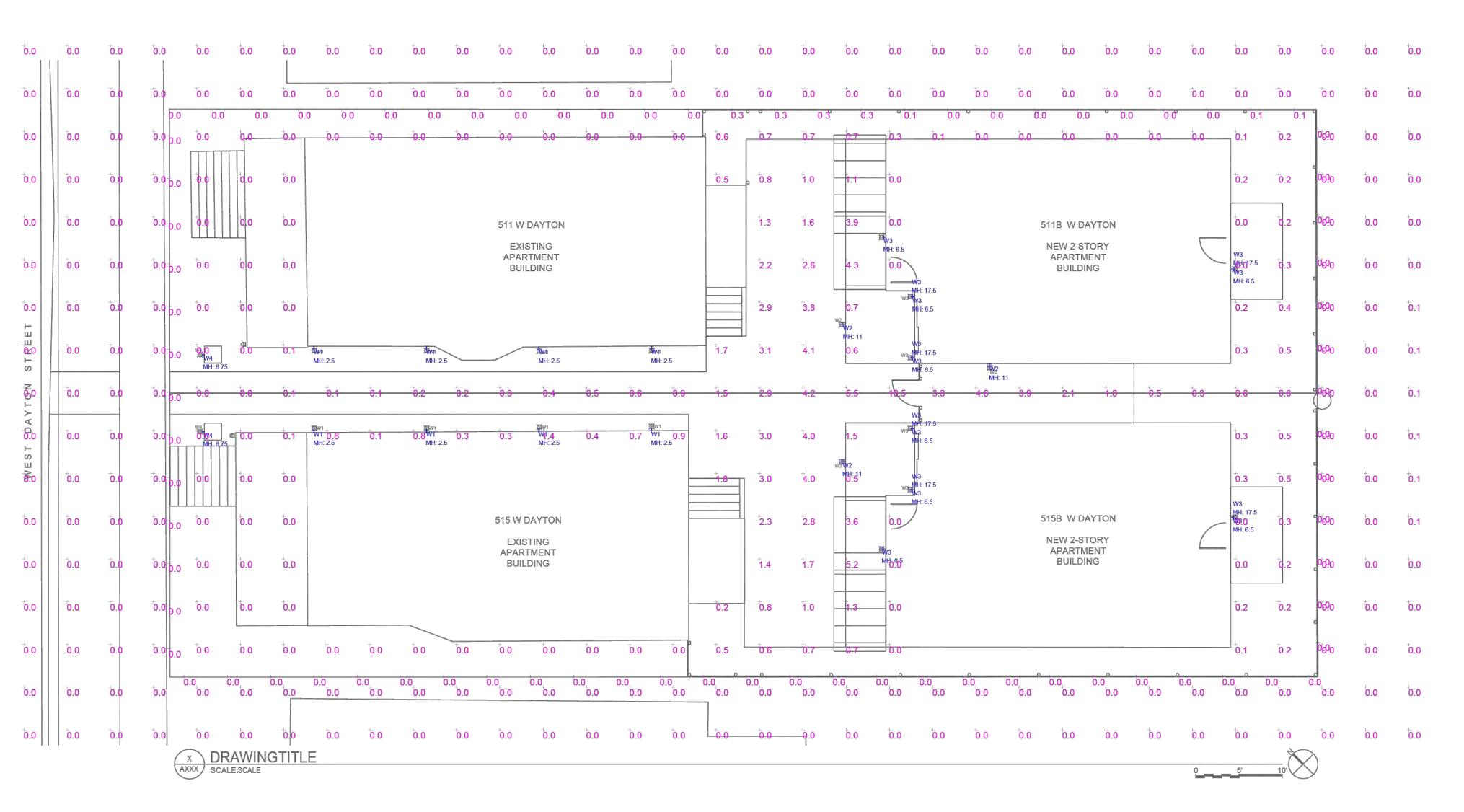






- Customers are responsible for confirming mounting heights, fixture suspension types/lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/lengths prior to ordering.
- Mounting height (MH) is measured from the bottom of the fixture to the floor.
- This Lighting layout assumes the following unless values are specified and must be confirmed by the customer prior to ordering.
- •• Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
- Wall sconces are mounted at 7' for calculation purposes. Customer must confirm desired mounting height before rough in.

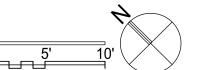


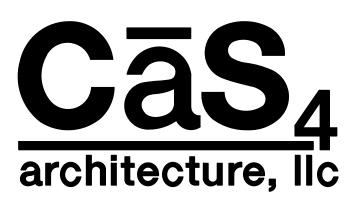


Luminaiı	e Schedule							
Label	Qty	Arrangement	LLF	Tag	Description	Lum. Watts	Total Watts	Lum. Lumens
W1	8	Single	0.950	KUZCO	ER30103-xx	3.1	24.8	22
W2	3	Single	0.950	LITHONIA	WDGE1 LED P0 xxK xxCRI VW	6.7947	20.384	761
W3	14	Single	0.950	KUZCO	EW264105-xx	9.8	137.2	617
W4	2	Single	0.950	WAC	WL-LED110-C-xx	3.23545	6.471	1

Calculation Summary							
abel	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
RESUMED PROPERTY LINE	Illuminance	Fc	0.02	0.3	0.0	N.A.	N.A.
SITE	Illuminance	Fc	0.35	10.5	0.0	N.A.	N.A.







4414 Regent Street; Suite 102 Madison, WI 53705 ph 608-709-1250



Site Lighting Consultant

General Contractor

## **Daniels Construction**

919 Applegate Road Madison, WI 53713

phone: 608-271-4800

# 511 & 515 W. Dayton Housing

511 West Dayton Street Madison, WI 53703

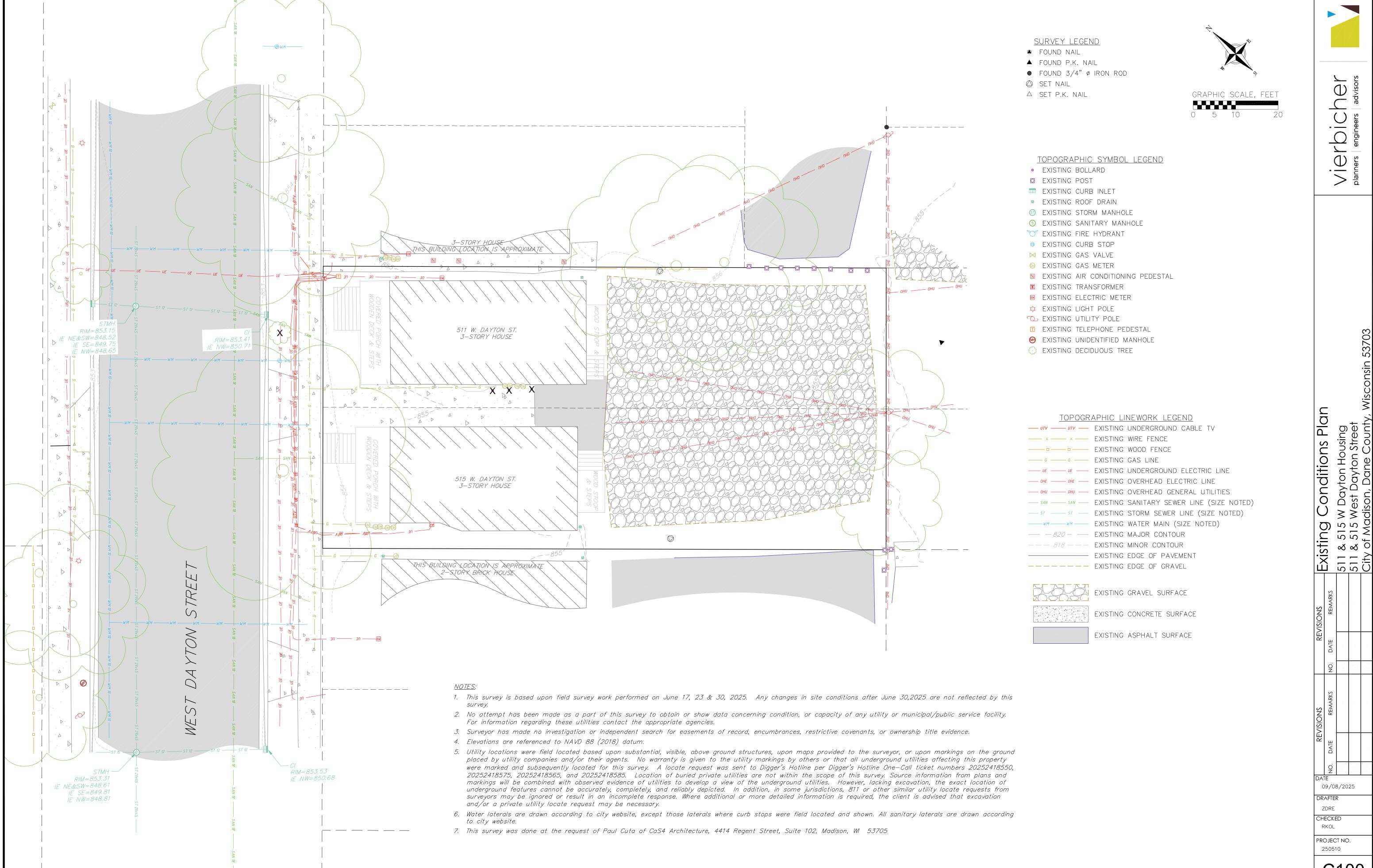
Project #: 25009.00

# LU & UDC Applications NOT FOR CONSTRUCTION

No.	Description	Date
1	Pre LU App Review Set	8-18-202
	LU & UDC Applications	9-8-2025

Drawn by: CaS4 Architecture
Checked by: CaS4 Architecture

Combined Site Lighting & Photometric Plan



C100

C101

REMOVE 2" HONEY LOCUST

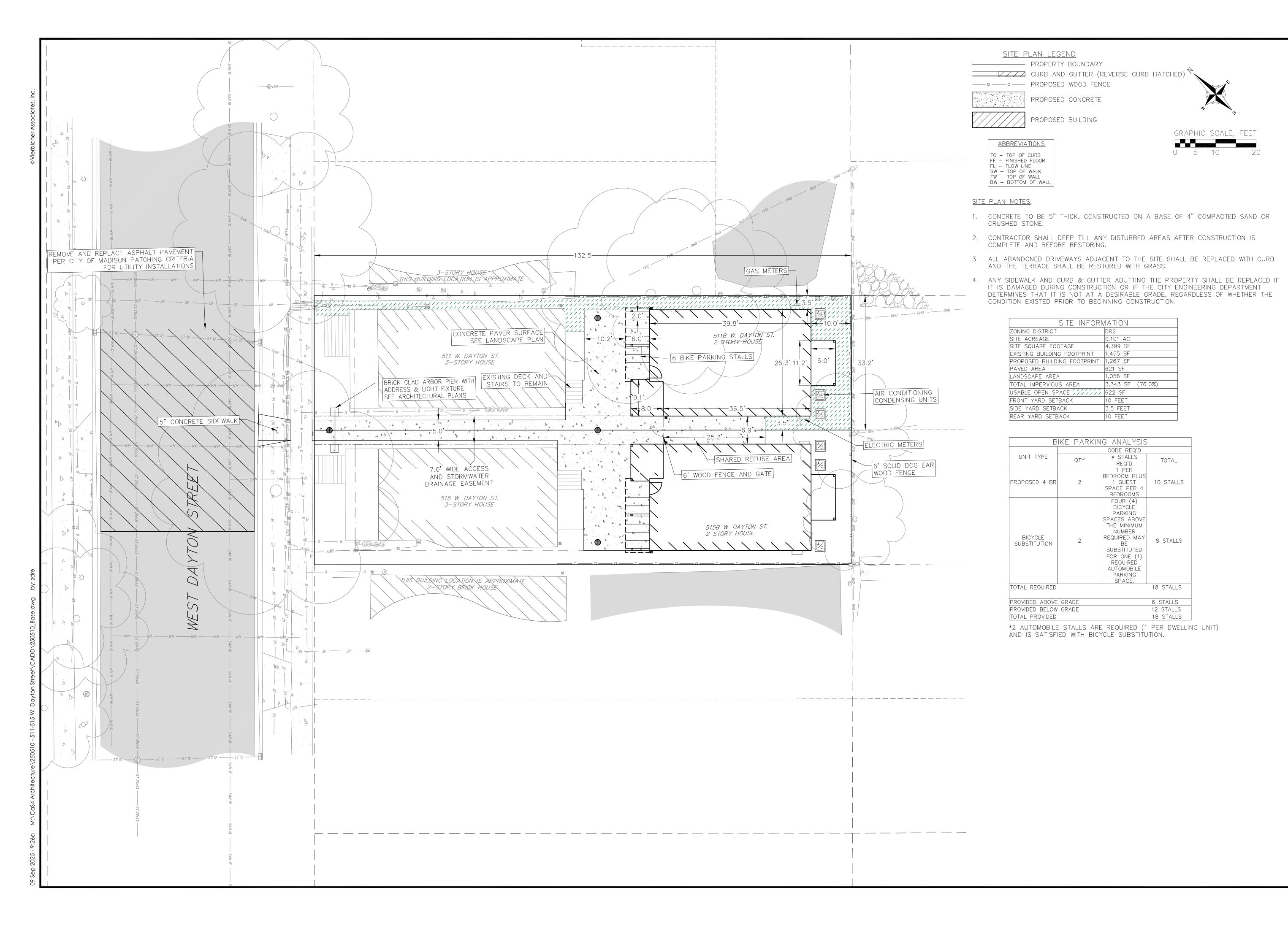
REPLACE EXISTING -

CURB AND GUTTER

REMOVE EXISTING DRIVEWAY APRON

30 — IN — IN — EM

33" GREEN ASH TO REMAIN



 $\bigcirc$  $\bigcirc$ 

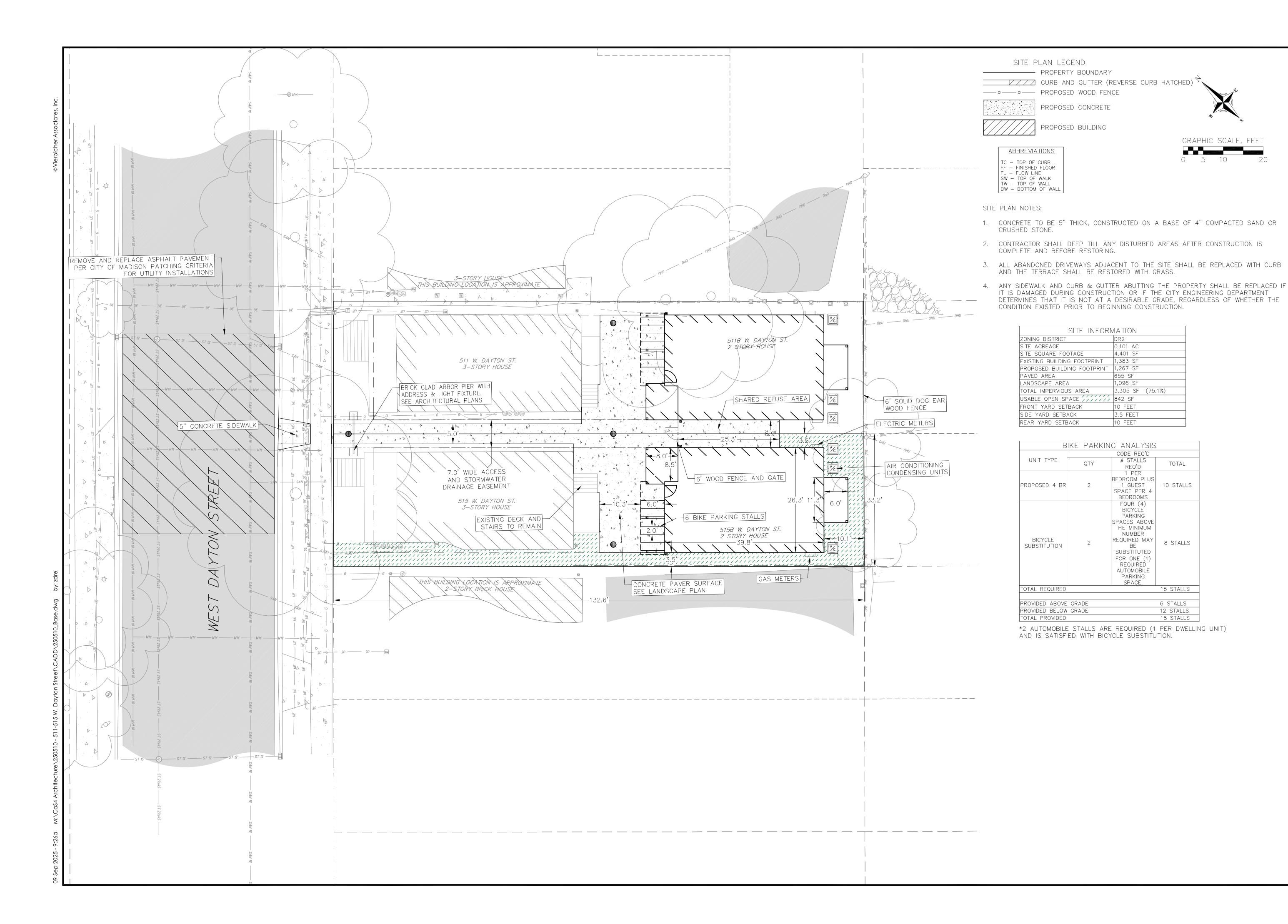
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V Dayton Housing Vest Dayton Street of Madison, Dane C Site Plan
511 W Daytc
511 West Da
City of Madi:

09/08/2025 DRAFTER

ZDRE CHECKED RKOL PROJECT NO.

250510



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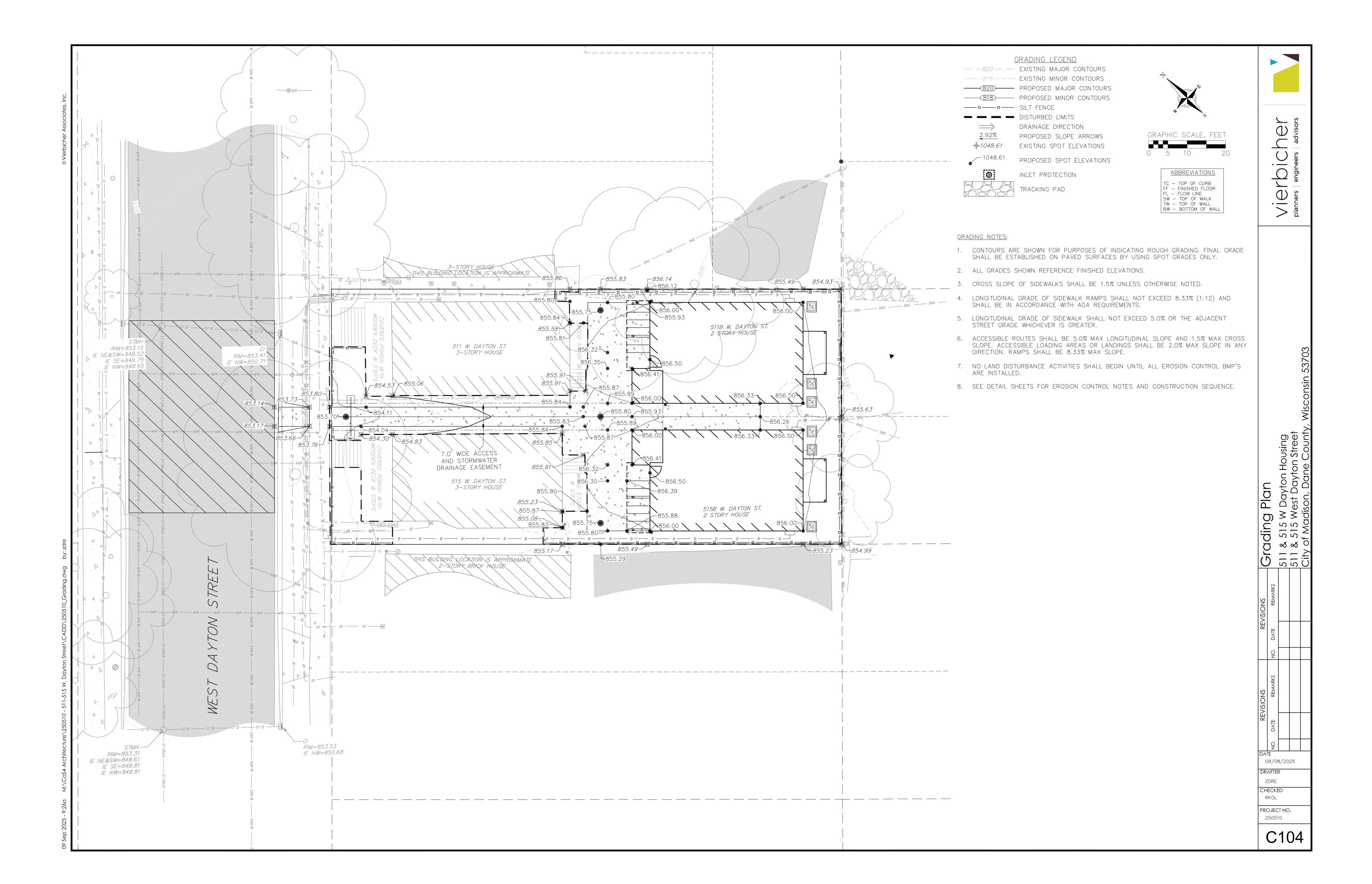
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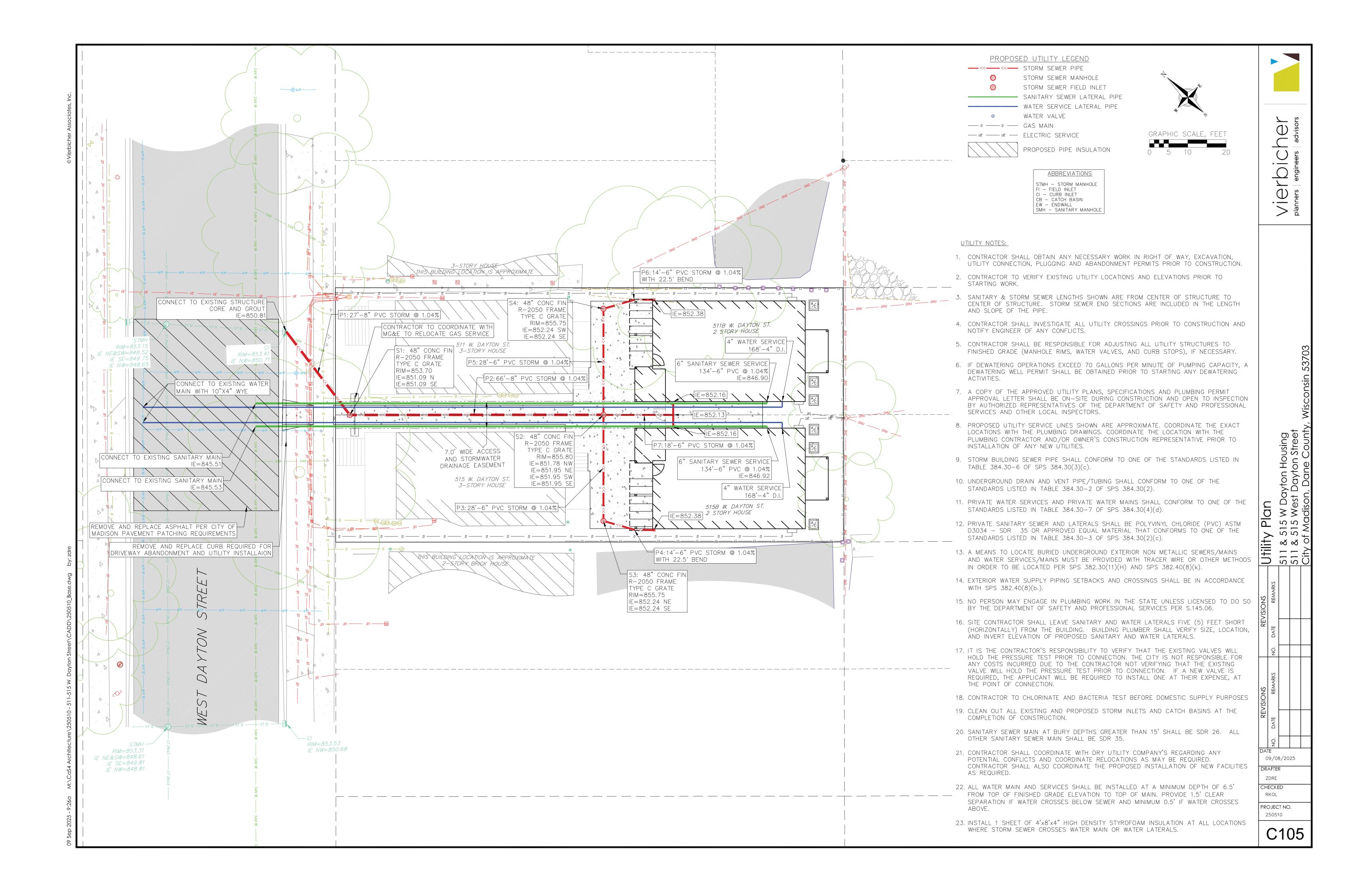
Site Plan 515 W Dayton Housing 515 West Dayton Street City of Madison, Dane C

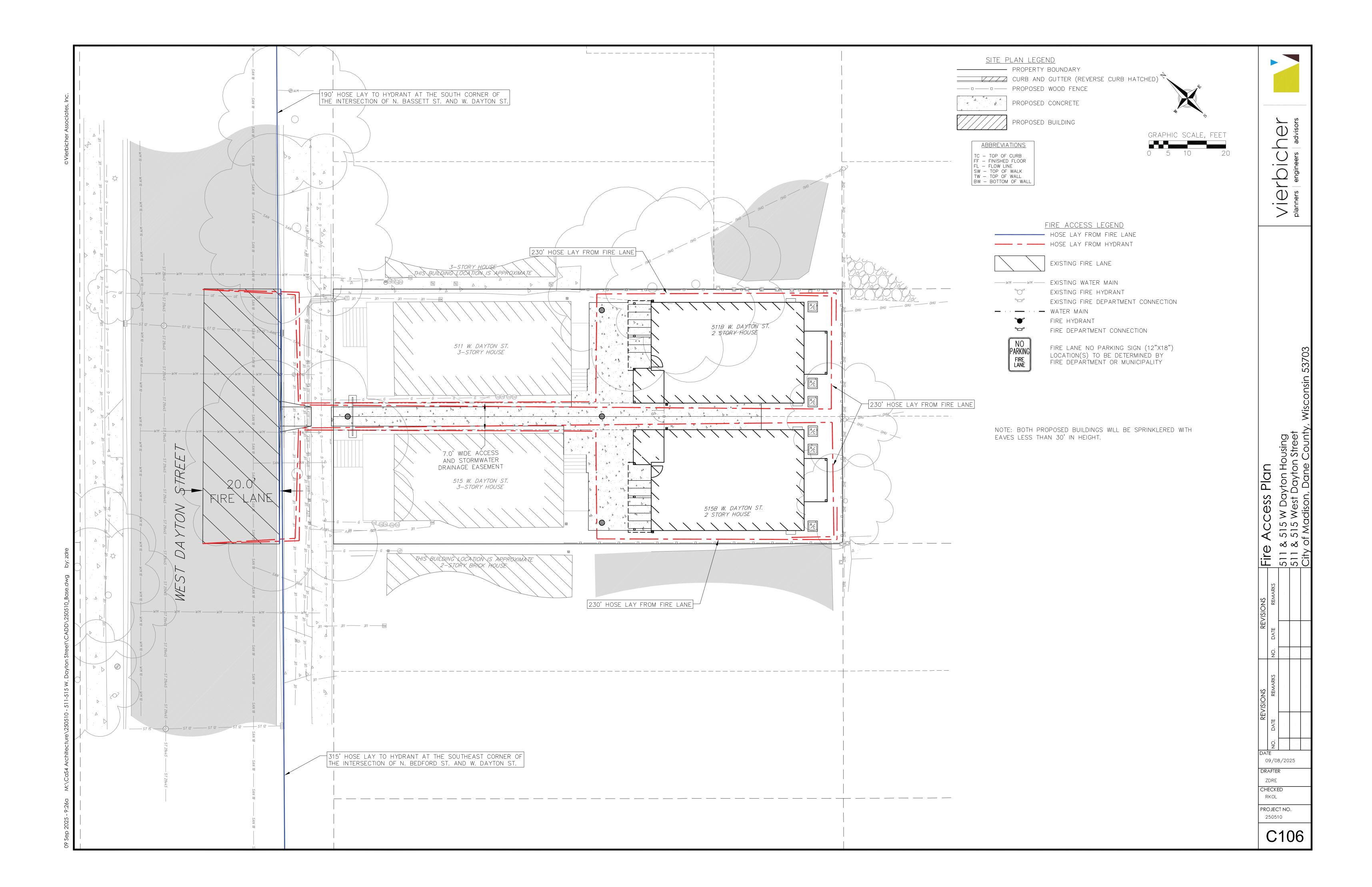
RKOL PROJECT NO. 250510

09/08/2025

DRAFTER ZDRE CHECKED

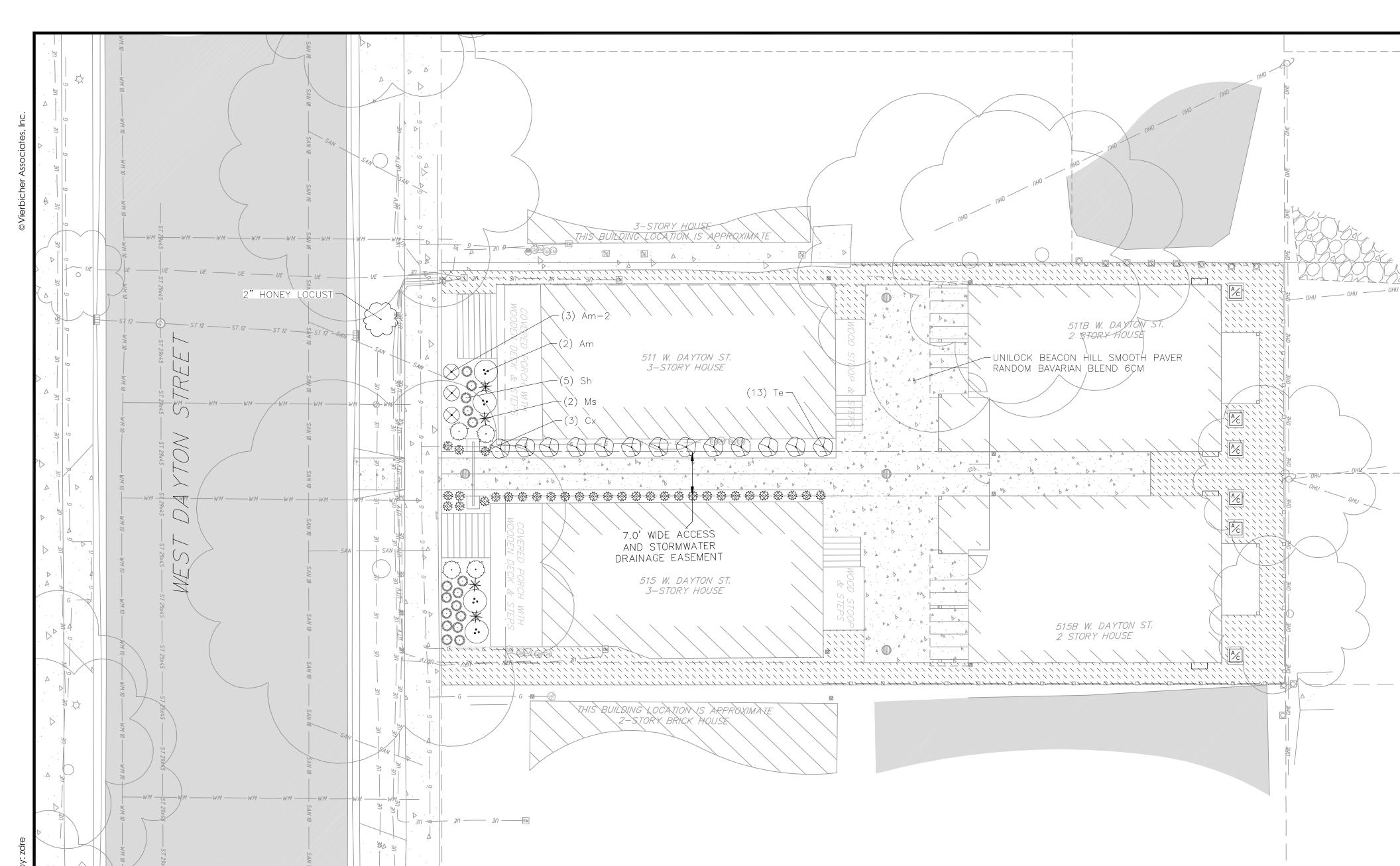






CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	<u>C</u>
DECIDI	JOUS SHRUBS			
Am	Aronia melanocarpa / Black Chokeberry	Cont.	5 Gal.	2
Am-2	Aronia melanocarpa 'UCONNAM012' / Ground Hug® Black Chokeberry	Cont.	2 Gal.	3
Ld	Lonicera diervilla / Honeysuckle	Cont.	3 Gal.	2
EVERG Te	REEN SHRUBS  Taxus x media 'Everlow' / Everlow Anglo-Japanese Yew	Cont.	#3	13
PERENI	NALS			
Ms	Matteuccia struthiopteris / Ostrich Fern	Cont.	1 Gal.	2
Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.	5

Address:	511 W Dayton St.		Date:	8/20/2025				
Total Square Footage of Developed Area:		(Gita Assa) - (Building Fo		otprint at	=	2241	sf	
		(Site Area)	4400	Grad	le)	2159		
Total Landscape Points Required (<5 ac):		2,241	/ 300 =	7	x 5 =	37		
Lansdcape Points Requried >5 ac:			/ 100 =	0	x 1 =	-	1	3
				s/ Existing scaping	New/ Proposed Landscaping			
Plant Type/ Element	Min. Size at Installation	Points	Quantity	Points Achieved	Quantity	Points Achieved		
Overstory deciduous tree	2.5" cal	35		0		0		
Tall Evergreen Tree	5-6 feet tall	35		0		0		
Ornamental tree	1.5" cal	15		0		0		
Upright evergreen shrub	3-4 feet tall	10		0		0		
Shrub, deciduous	#3 gallon	3		0	7	21		
Shrub, evergreen	#3 gallon	4		0	13	52		
Ornamental grasses/perennials	#1 gallon	2		0	7	14		
Ornamental/decorative fencing or wall	n/a	4 per 10 LF		0		0		
Existing significant specimen tree	Min. Size 2.5" cal.	14 per caliper inch.		0		0		
Landscape Furniture for public seating and/or transit connections		5 points per "seat"		0		0		
Sub Totals				0		87		
			Total Poi	nts Provided:	87			



## PLANT MATERIAL NOTES:

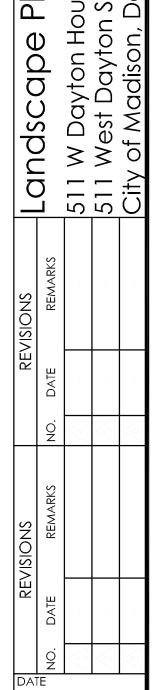
- 1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
- 2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
- 3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
- ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.
- 5. EXACT LOCATIONS OF EACH PLANT ARE GIVEN IN PLAN. WHILE SLIGHT DEVIATIONS ARE ACCEPTABLE, OVERALL SCHEMATIC/ORIENTATION TO BE ADHERED TO AS ACCURATELY AS POSSIBLE. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.

## LANDSCAPE MATERIAL NOTES:

- 1. CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
- 2. SUBSOIL UNDER TURF AND PLANTING BEDS MUST BE FREE DRAINING AND LOOSE TO ALLOW ROOT PENETRATION AND DRAINAGE. LANDSCAPE CONTRACTOR SHOULD NOTIFY GENERAL CONTRACTOR IF SUBSURFACE COMPACTION IS UNFIT FOR PLANTING. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR SUBSURFACE SOIL PREPARATION.
- 3. LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. DO NOT ALLOW MULCH TO COVER LEAVES, STEMS, OR TRUNKS OF INSTALLED PLANTS. NO LANDSCAPE FABRIC TO BE INSTALLED WITHIN PLANTED AREAS.
- 4. LANDSCAPE AREAS IDENTIFIED AS DECORATIVE STONE ARE TO BE INSTALLED USING 3/4" 'GRANITE MIST" AS SUPPLIED BY 'MIDWEST DECORATIVE STONE OR EQUAL TO A DEPTH OF 3" MINIMUM. LAY COMMERCIAL GRADE LANDSCAPE FABRIC BETWEEN GRADE AND STONE.
- 5. AREAS LABELED ARTIFICIAL TURF ARE TO BE INSTALLED USING POLYTURF — 'GARDEN GRASS PET & PLAY' OR EQUAL PER MANUFACTURER INSTRUCTIONS.

## GENERAL LANDSCAPE NOTES:

- 1. CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.
- 2. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
- 3. CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED PAVED AREAS OUTSIDE OF DISTURBANCE DELINEATION DAILY.
- 4. ALL MATERIAL QUANTITIES AND AREA MEASUREMENTS SHOWN ON LANDSCAPE PLAN ARE TO BE CONFIRMED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADJUSTING FOR ANY QUANTITATIVE DISCREPANCIES BETWEEN PLAN, SCHEDULES, AND PREPARED CONDITIONS PRIOR TO INSTALLATION.
- 5. PLANTS SHALL BE INSTALLED WHEN ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE
- 6. ANY PREPARED SITE CONDITIONS THAT CONTRADICT THE LANDSCAPE PLAN AND NEGATIVELY AFFECT THE SUCCESS OF PLANTINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- 7. LANDSCAPE CONTRACTOR TO PROVIDE 60 DAYS OF INITIAL MAINTENANCE PERIOD FOLLOWING LANDSCAPE INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SEEDINGS AND PLANTINGS, AS WELL AS MOWING, WEEDING AND MATERIAL CLEAN UP.



Street

Plar

09/08/2025 DRAFTER ZDRE

CHECKED RKOL PROJECT NO.

> 250510 L100

rbic

Total Points Provided:

## PLANT SCHEDULE 515 W DAYTON

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	
DECIDU	IOUS SHRUBS			
Am	Aronia melanocarpa / Black Chokeberry	Cont.	5 Gal.	
Ld	Lonicera diervilla / Honeysuckle	Cont.	3 Gal.	
PERENN				
Сх	Carex pensylvanica / Pennsylvania Sedge	Cont.	1 Gal.	
Ms	Matteuccia struthiopteris / Ostrich Fern	Cont.	1 Gal.	
	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.	

						$\neg$		
Address:	515 W Dayton St.		Date:	8/20/2025				
Total Square Footage of Developed		(Site Area)	-	(Building Fo	otprint at	=	2327	sf
Area	:	(Site Alea)	4400	Grad	de)	2073		
Total Landscape Point	s Required (<5 ac):	2,327	/ 300 =	8	x 5 =	39		
Lansdcape Poi	nts Requried >5 ac:		/ 100 =	0	x 1 =	-	]	3
				s/ Existing Iscaping		Proposed scaping		
Plant Type/ Element	Min. Size at Installation	Points	Quantity	Points Achieved	Quantity	Points Achieved		
Overstory deciduous tree	2.5" cal	35		0		0		
Tall Evergreen Tree	5-6 feet tall	35		0		0		
Ornamental tree	1.5" cal	15		0		0		
Upright evergreen shrub	3-4 feet tall	10		0		0		
Shrub, deciduous	#3 gallon	3		0	4	12		
Shrub, evergreen	#3 gallon	4		0		0		
Ornamental grasses/perennials	#1 gallon	2		0	42	84		
Ornamental/decorative fencing or wall	n/a	4 per 10 LF		0		0		
Existing significant specimen tree	Min. Size 2.5" cal.	14 per caliper inch.		0		0		
Landscape Furniture for public seating and/or transit connections		5 points per "seat"		0		0		
Sub Totals				0		96		

PER ANSI Z60.1.

- PLANT MATERIAL NOTES: 1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS
- 2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.

33" GREEN ASH TO REMAIN

- 3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
- ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.
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## LANDSCAPE MATERIAL NOTES:

3n — 3n — EM

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511 W. DAYTON ST. 3—STORY HOUSE

7.0' WIDE ACCE (29) Cx

515 W. DAYTON ST. 3-STORY HOUSE

AND STORMWATER DRAINAGE EASEMENT

- 2. SUBSOIL UNDER TURF AND PLANTING BEDS MUST BE FREE DRAINING AND LOOSE TO ALLOW ROOT PENETRATION AND DRAINAGE. LANDSCAPE CONTRACTOR SHOULD NOTIFY GENERAL CONTRACTOR IF SUBSURFACE COMPACTION IS UNFIT FOR PLANTING. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR SUBSURFACE SOIL PREPARATION.
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## GENERAL LANDSCAPE NOTES:

1. CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.

511B W. DAYTON ST. 2 STORY HOUSE

-UNILOCK BEACON HILL SMOOTH PAVER

515B W. DAYTON ST. 2 STORY HOUSE

RANDOM BAVARIAN BLEND 6CM

- 2. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
- 3. CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED PAVED AREAS OUTSIDE OF DISTURBANCE DELINEATION DAILY.
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09/08/2025 DRAFTER

Plan

andscape

15 W Dayton F

15 West Dayton

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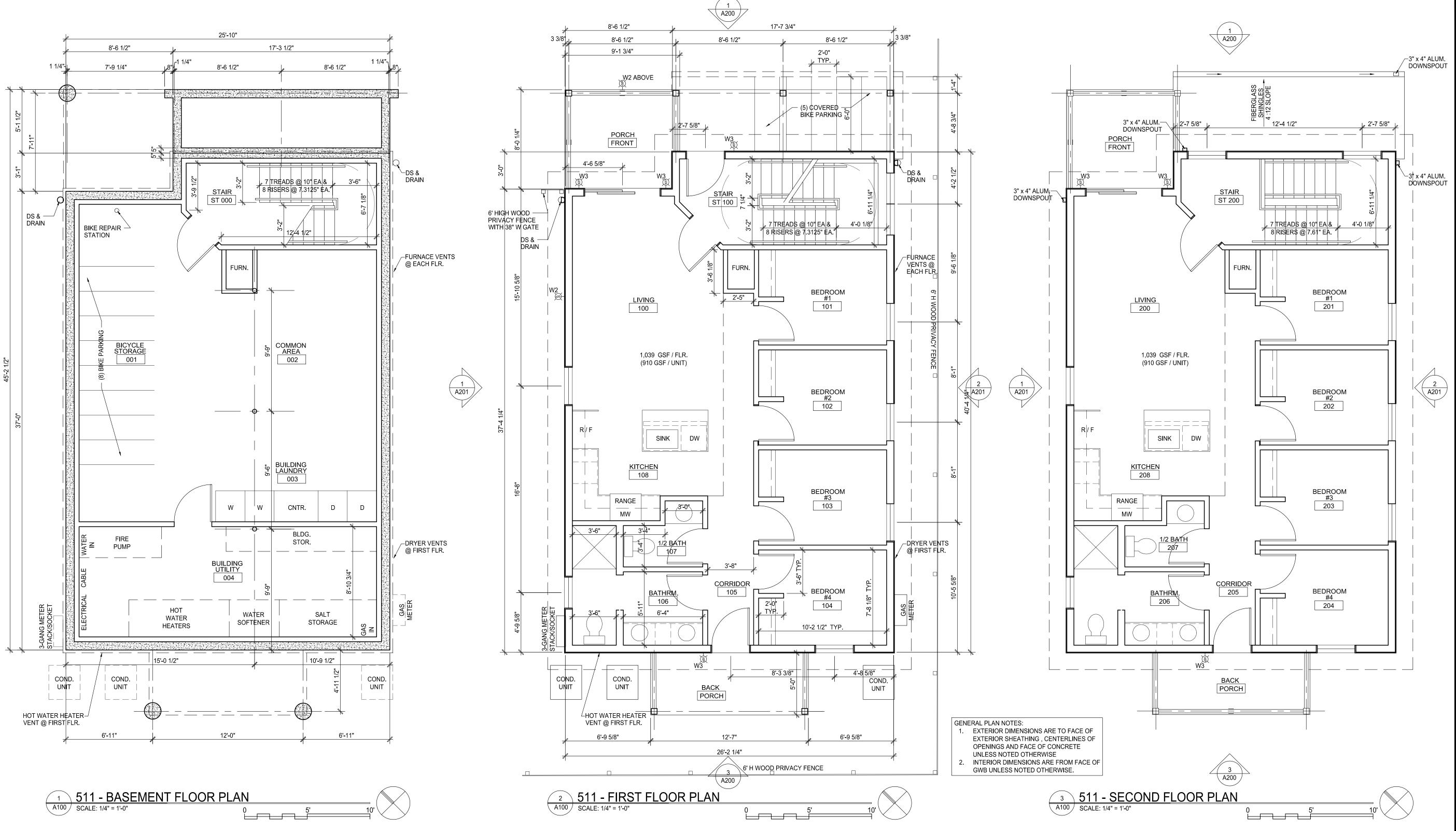
LC 51, 51,

ZDRE CHECKED

PROJECT NO. 250510

RKOL

L101



CaS<sub>4</sub> architecture, Ilc

4414 Regent Street; Suite 102 Madison, WI 53705 ph 608-709-1250

General Contractor

## **Daniels Construction**

919 Applegate Road Madison, WI 53713

phone: 608-271-4800

## 511 & 515 W. Dayton Housing

511 West Dayton Street Madison, WI 53703

Project #: 25009.00

# LU & UDC Applications NOT FOR CONSTRUCTION

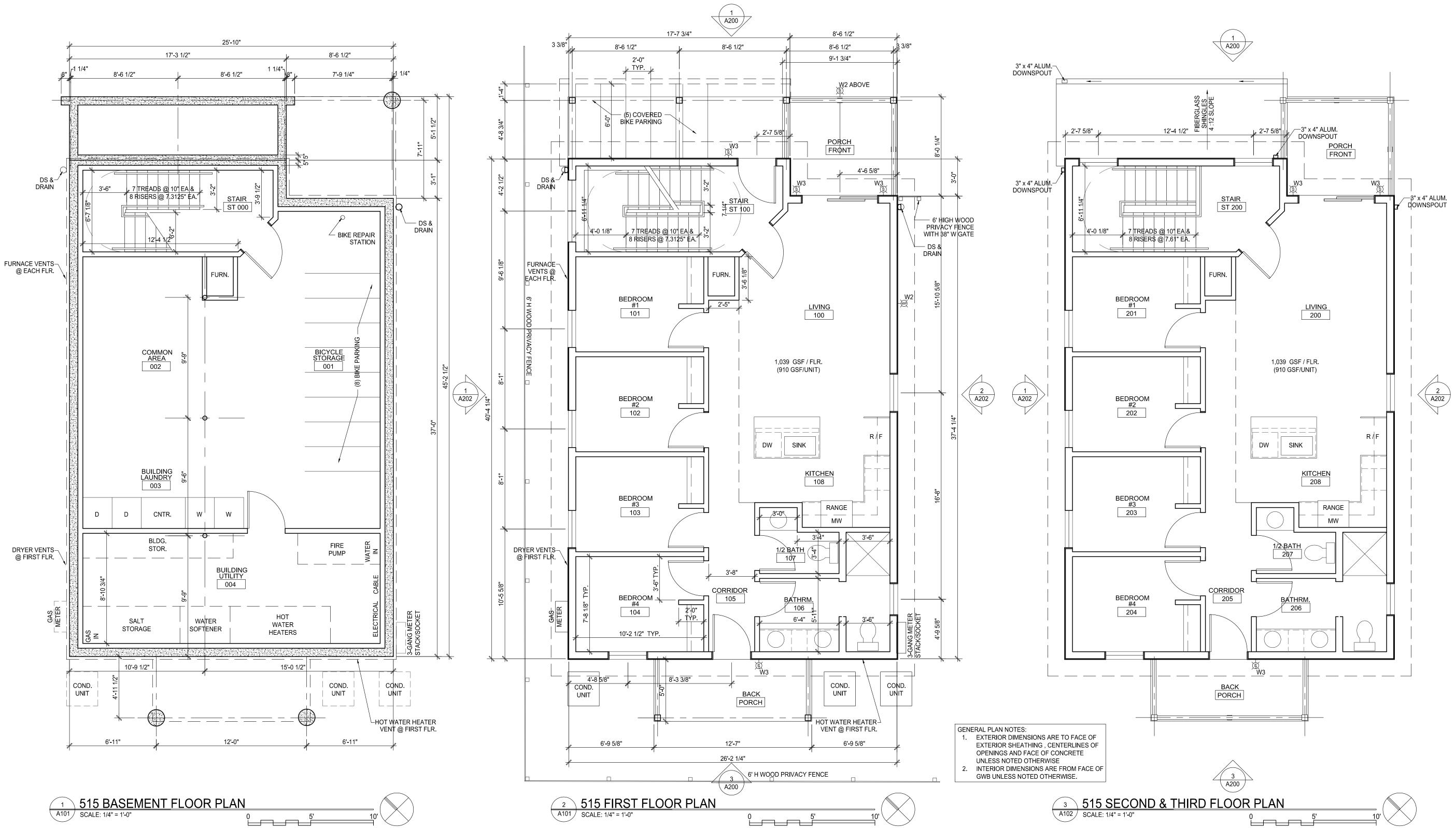
No. Description Date

1 Pre LU App Review Set 8-18-2025

2 LU & UDC Applications 9-8-2025

Drawn by: CaS4 Architecture Checked by: CaS4 Architecture

511 - New Floor Plans & Notes



CaS<sub>4</sub> architecture, Ilc

4414 Regent Street; Suite 102 Madison, WI 53705 ph 608-709-1250

General Contractor

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511 West Dayton Street Madison, WI 53703

Project #: 25009.00

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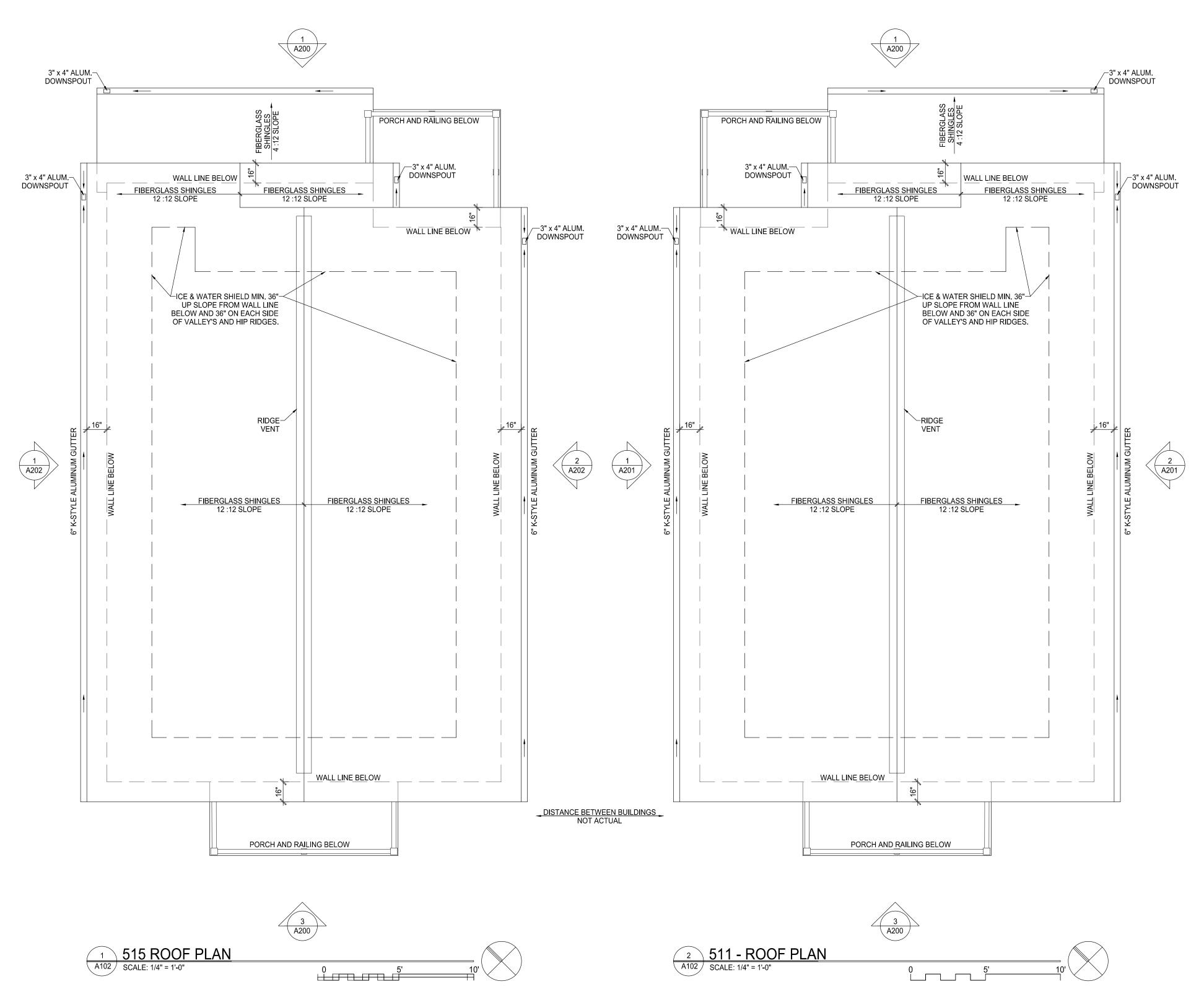
Issued for:

No.	Description	Date
1	Pre LU App Review Set	8-18-2025
2	LU & UDC Applications	9-8-2025

Drawn by: CaS4 Architecture
Checked by: CaS4 Architecture

515 - New Floor Plans & Notes

4101



CaS<sub>4</sub> architecture, llc

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General Contractor

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Issued for:

No.	Description	Date
1	Pre LU App Review Set	8-18-2025
2	LU & UDC Applications	9-8-2025

Drawn by: CaS4 Architecture
Checked by: CaS4 Architecture

511 - New Roof Plan

Δ102



26 29

29 26

13 14

12 16

515 W. DAYTON

29

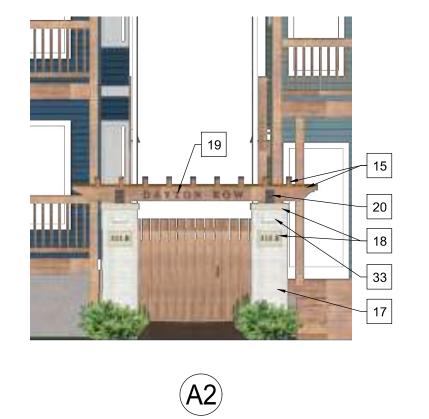
**BACK ELEVATION** 

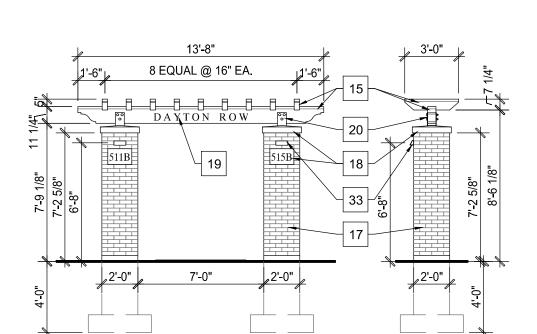
A200 SCALE: 3/16" = 1'-0"

EL. 110'-1 3/4" T.O. 2ND FLR. DECK

EL. 100'-0" T.O. 1ST FLR. DECK

EL. 90'-4" T.O. FLOOR





B (A1)

ARBOR ELEVATIONS A200 / SCALE: 3/16" = 1'-0"

## **KEY NOTES:**

- 1 FIBERGLASS DH WINDOW WITH LOW- INSULATED GLASS (WHITE)
- 2 FIBERGLASS SLIDING PATIO DOOR WITH INSULATED LOW-E GLASS (WHITE).
- 3 INSULATED FIBERGLASS DOOR WITH 1/2" LITE & INSULATED LOW-E GLASS (WHITE).
- 4 | FIBERGLASS SHINGLE ROOFING (PEWTER GRAY) 5 | PRE-FINISHED ALUMINUM GUTTER & DOWNSPOUT (WHITE)
- 6 DIAMOND KOTE LP SMART LAP SIDING (PELICAN LIGHT GREY) 7 DIAMOND KOTE LP SMART LAP SIDING (SMOKY ASH - MEDIUM
- 8 LP SMART SIDING BOARD AND BATTEN (RAPIDS BLUE)
- 9 LP SMART SIDING BOARD AND BATTEN (SUMMIT BLUE)
- 10 AZEK TRIM (WHITE)
- 11 AZEK TRIM (BLUE TO MATCH BOARD AND BATTEN SIDING)
- 12 BROWN TREATED PORCH FRAMING & HAND/GUARD RAIL
- 13 BROWN TREATED PRIVACY FENCE (6'-0" HIGH); 14 BROWN TREATED PRIVACY GATE WITH BLACK HARDWARE.
- 15 BROWN TREATED TIMBER WITH PRE=FINISHED ALUMINUM WEATHER CAPS (BROWN)
- 16 FIBERON PROMENADE PVC DECKING (SANDY PIER0
- 17 BRICK VENEER (WHITE) 18 CAST STONE CAP AND ADDRESS STONE (BUFF/LIMESTONE)
- 19 RAISED 5" METAL LETTERS (BLACK) ADDRESS IDENTIFICATION
- 20 METAL SUPPORT BRACKET AND HARDWARE (BLACK)
- 21 GALVANIZED METAL BIKE HOOP
- 22 HOSE BIBB
- 23 BATHROOM EXHAUST VENT (COLOR TO MATCH WALL/TRIM
- 24 DRYER VENT (COLOR TO MATCH WALL/TRIM FINISH)
- 25 FURNACE VENTS (COLOR TO MATCH WALL/TRIM FINISH)
- 26 HOT WATER HEATER VENTS (COLOR TO MATCH WALL/TRIM
- 27 ELECTRICAL SERVICE & METERS (MG&E TO VERIFY)
- 28 GAS METERS & SERVICE (MG&E TO VERIFY)
- 29 CONDENSING UNIT
- 30 WALL MOUNTED LIGHT FIXTURE (W1) PATH LIGHTING
- 31 WALL MOUNTED LIGHT FIXTURE (W2) AREA LIGHTING
- WALL MOUNTED LIGHT FIXTURE (W3) LIGHTING AT EXTERIOR DOORS
- PIER MOUNTED LIGHT FIXTURE (W4) SEMI-RECESSED WASH OVER ADDRESS



**EXTERIOR MATERIALS** A200 SCALE: N/A

EL. 100'-0" ... T.O. 1ST FLR. DECK

EL. 90'-4" T.O. FLOOR

16 12

32

511 W. DAYTON

29

0 5' 10'



General Contractor

## **Daniels Construction**

919 Applegate Road Madison, WI 53713

phone: 608-271-4800

## 511 & 515 W. Dayton Housing

511 West Dayton Street Madison, WI 53703

Project #: 25009.00

## **LU & UDC Applications** NOT FOR CONSTRUCTION

No.	Description	Date
1	Pre LU App Review Set	8-18-202
2	LU & UDC Applications	9-8-2025

Checked by: CaS4 Architecture

Exterior Elevations, Notes & Materials



A201 | SCALE: 3/16" = 1'-0"



Cas<sub>4</sub>
architecture, Ilc

4414 Regent Street; Suite 102 Madison, WI 53705 ph 608-709-1250

General Contractor

## **Daniels Construction**

919 Applegate Road Madison, WI 53713

phone: 608-271-4800

## 511 & 515 W. Dayton

## Housing

511 West Dayton Street Madison, WI 53703

Project #: 25009.00

# LU & UDC Applications NOT FOR CONSTRUCTION

Issued for:

No. Description

1 Pre LU App Review Set
2 LU & UDC Applications

9-8-2025

Drawn by: CaS4 Architecture
Checked by: CaS4 Architecture

511 - Exterior Elevations



515 W. DAYTON

EAST SIDE ELEVATION

A202 | SCALE: 3/16" = 1'-0"

Image 1 - Front of New Buildings



Image 3 - West Side View High



Image 5 - Back View High



Image 2 - New Entry Arbor



Image 4 - West Side View Low



Image 2 - Back View Low



4414 Regent Street; Suite 102 Madison, WI 53705 ph 608-709-1250

General Contractor

## Daniels Construction

919 Applegate Road Madison, WI 53713

phone: 608-271-4800

## 511 & 515 W. Dayton Housing

511 West Dayton Street Madison, WI 53703

Project #: 25009.00

# LU & UDC Applications NOT FOR CONSTRUCTION

Issued for:								
No.	Description	Date						
1	Pre LU App Review Set	8-18-2025						
2	LU & UDC Applications	9-8-2025						

Drawn by: CaS4 Architecture
Checked by: CaS4 Architecture

3D Views

A203

Project Name: 511 & 515 W Day Project #: 25009.00



EL. 110'-1 3/4" T.O. 2ND FLR. DECK

EL. 100'-0" T.O. 1ST FLR. DECK

EL. 90'-4" T.O. FLOOR

12 16

515 W. DAYTON

29

**BACK ELEVATION** 

A200 SCALE: 3/16" = 1'-0"

26 29

29 26

13 14

1

29

0 5' 10'

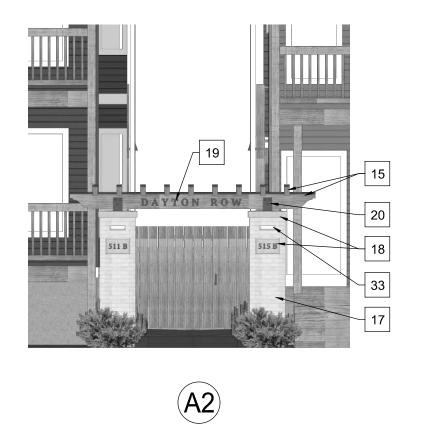
16 12

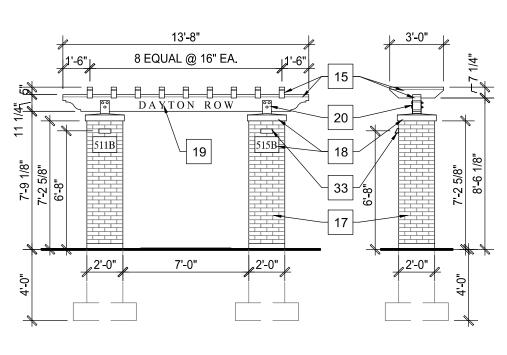
32

511 W. DAYTON

EL. 100'-0" T.O. 1ST FLR. DECK

EL. 90'-4" T.O. FLOOR





B (A1)

ARBOR ELEVATIONS A200 / SCALE: 3/16" = 1'-0"

## **KEY NOTES:**

- 1 FIBERGLASS DH WINDOW WITH LOW- INSULATED GLASS (WHITE)
- 2 FIBERGLASS SLIDING PATIO DOOR WITH INSULATED LOW-E GLASS (WHITE).
- 3 INSULATED FIBERGLASS DOOR WITH 1/2" LITE & INSULATED LOW-E GLASS (WHITE).
- | 5 | PRE-FINISHED ALUMINUM GUTTER & DOWNSPOUT (WHITE)
- 6 DIAMOND KOTE LP SMART LAP SIDING (PELICAN LIGHT GREY) 7 DIAMOND KOTE LP SMART LAP SIDING (SMOKY ASH - MEDIUM
- 8 LP SMART SIDING BOARD AND BATTEN (RAPIDS BLUE)
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- PIER MOUNTED LIGHT FIXTURE (W4) SEMI-RECESSED WASH OVER ADDRESS



**EXTERIOR MATERIALS** A200 SCALE: N/A



General Contractor

## **Daniels Construction**

architecture, llc

4414 Regent Street; Suite 102 Madison, WI 53705 ph 608-709-1250

919 Applegate Road Madison, WI 53713

phone: 608-271-4800

## 511 & 515 W. Dayton Housing

511 West Dayton Street Madison, WI 53703

Project #: 25009.00

## **LU & UDC Applications** NOT FOR CONSTRUCTION

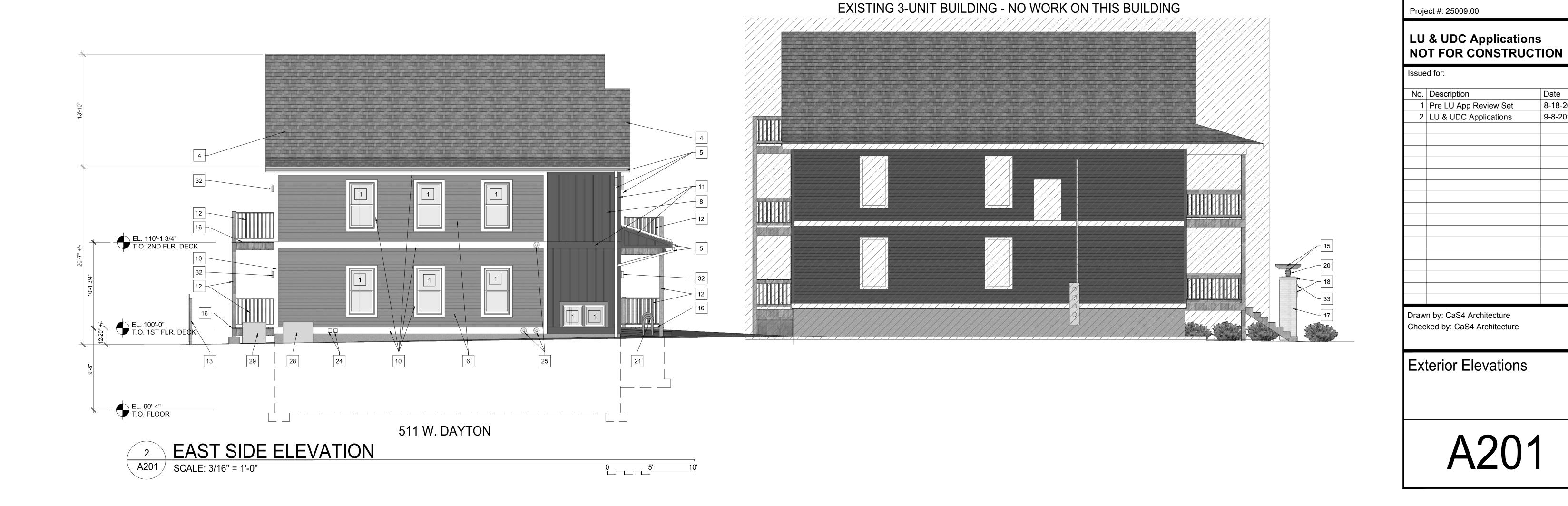
	ed for:	
No.	Description	Date
1	Pre LU App Review Set	8-18-2025
2	LU & UDC Applications	9-8-2025

Checked by: CaS4 Architecture

Exterior Elevations, Notes & Materials

A200 B/W Solect Name: 511 { 10 Solect #: 25009:00

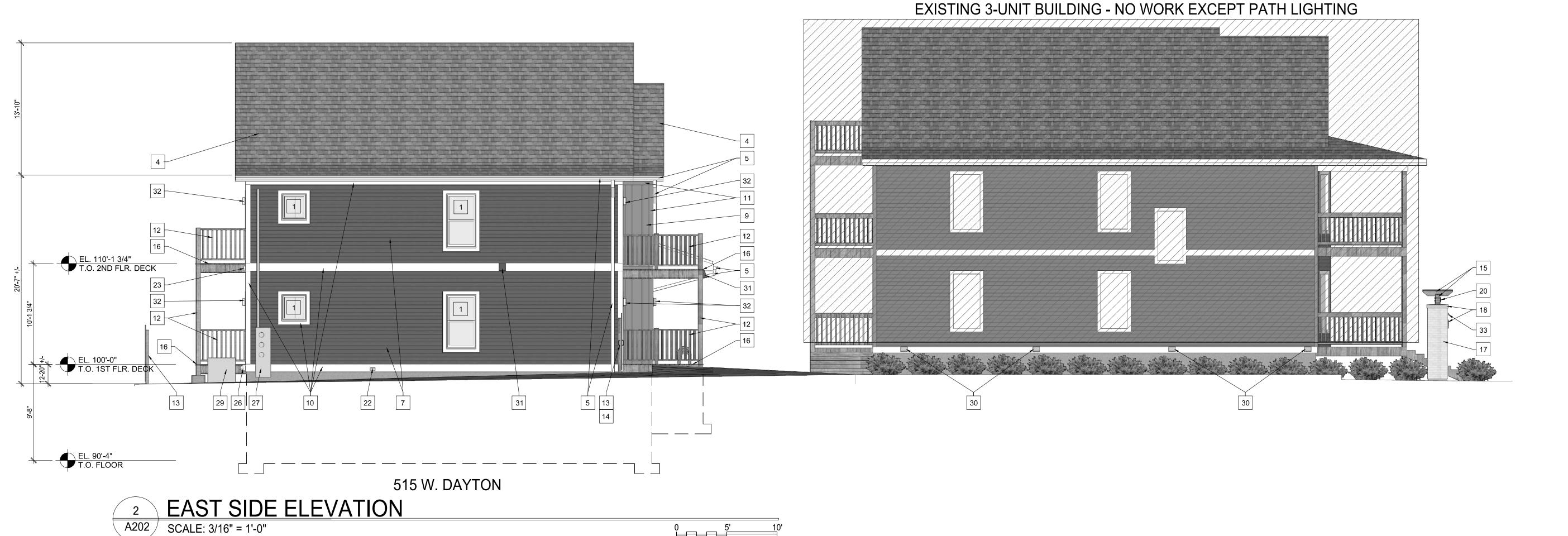




8-18-2025

9-8-2025





CaS<sub>4</sub>
architecture, Ilc

4414 Regent Street; Suite 102 Madison, WI 53705 ph 608-709-1250

General Contractor

## **Daniels Construction**

919 Applegate Road Madison, WI 53713

phone: 608-271-4800

## 511 & 515 W. Dayton

Housing

511 West Dayton Street Madison, WI 53703

Project #: 25009.00

# LU & UDC Applications NOT FOR CONSTRUCTION

No. Description Date

1 Pre LU App Review Set 8-18-2025

2 LU & UDC Applications 9-8-2025

Drawn by: CaS4 Architecture
Checked by: CaS4 Architecture

515 - Exterior Elevations

A202 B/W Siject Name: 511 & Oject #: 25009.00

Image 1 - Front of New Buildings





Image 4 - West Side View Low

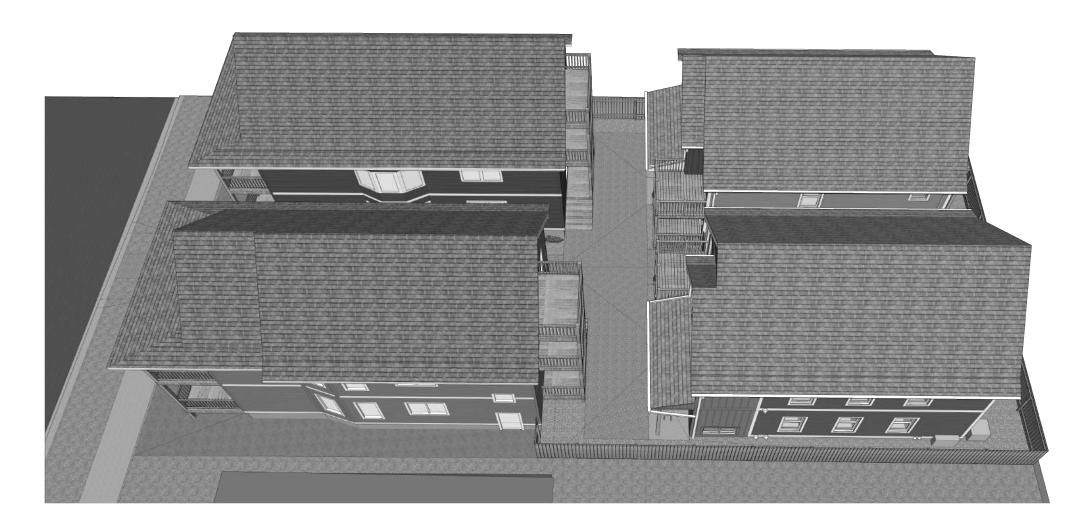


Image 3 - West Side View High



Image 5 - Back View High

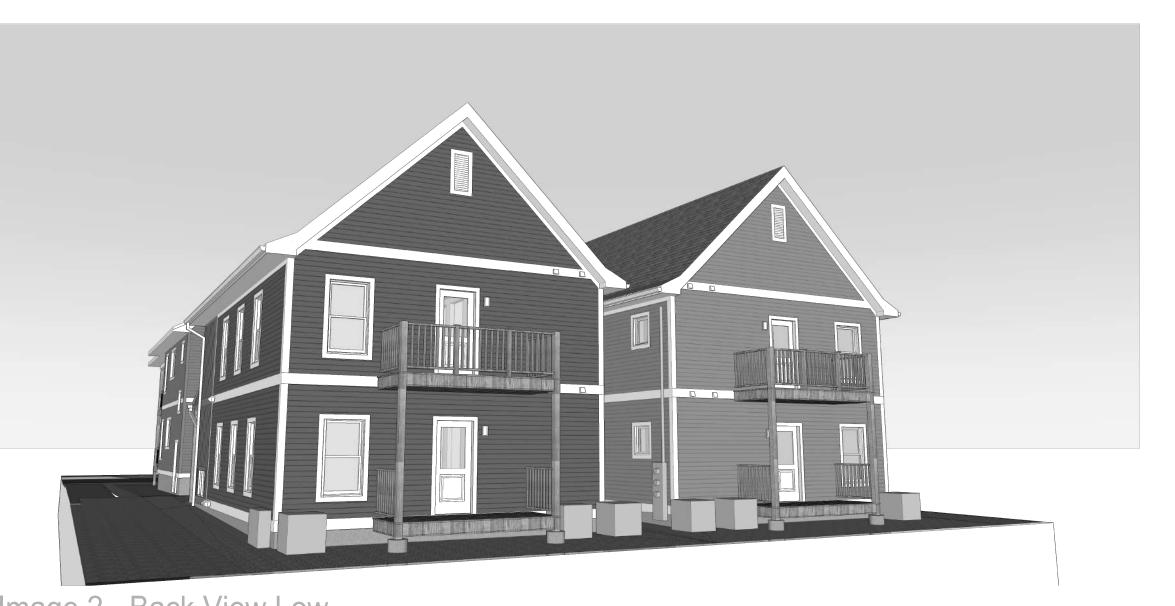
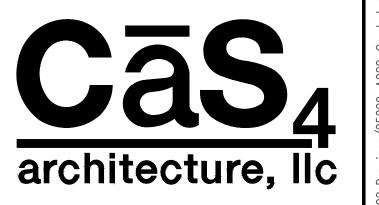


Image 2 - Back View Low



4414 Regent Street; Suite 102 Madison, WI 53705 ph 608-709-1250

General Contractor

## **Daniels Construction**

919 Applegate Road Madison, WI 53713

phone: 608-271-4800

## 511 & 515 W. Dayton Housing

511 West Dayton Street Madison, WI 53703

Project #: 25009.00

# LU & UDC Applications NOT FOR CONSTRUCTION

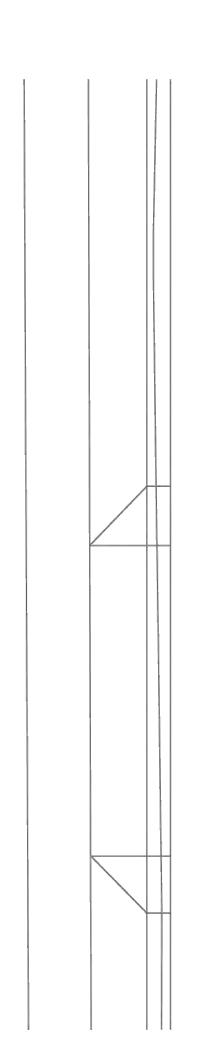
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No.	Description	Date						
1	Pre LU App Review Set	8-18-2025						
2	LU & UDC Applications	9-8-2025						

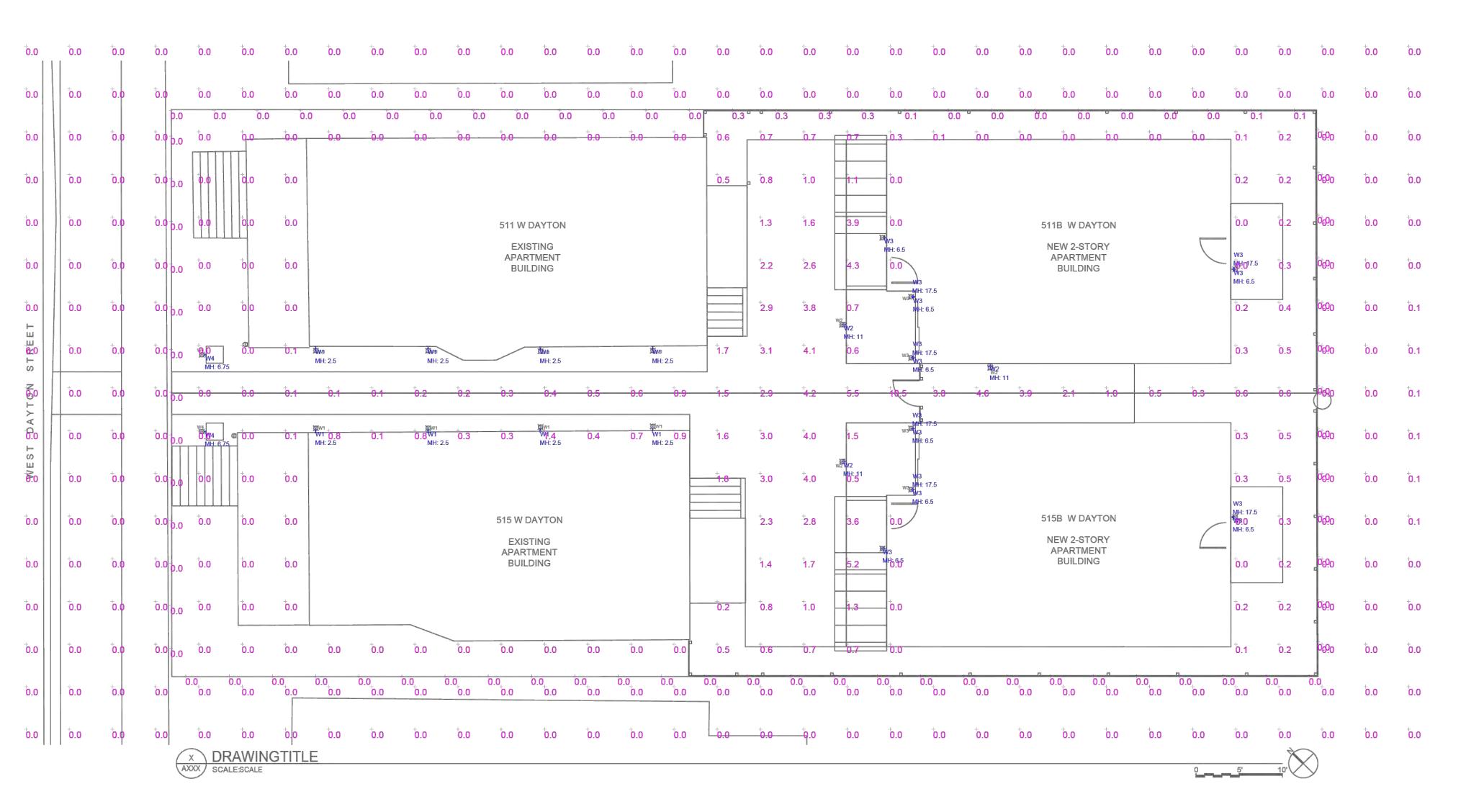
Drawn by: CaS4 Architecture
Checked by: CaS4 Architecture

3D Views

A203 B/W B/W 511 & {

- Customers are responsible for confirming mounting heights, fixture suspension types/lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/lengths prior to ordering.
- Mounting height (MH) is measured from the bottom of the fixture to the floor.
- This Lighting layout assumes the following unless values are specified and must be confirmed by the customer prior to ordering.
- •• Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
- •• Wall sconces are mounted at 7' for calculation purposes. Customer must confirm desired mounting height before rough in.

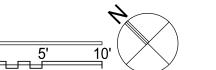




Luminaire Schedule								
Label	Qty	Arrangement	LLF	Tag	Description	Lum. Watts	Total Watts	Lum. Lumens
W1	8	Single	0.950	KUZCO	ER30103-xx	3.1	24.8	22
W2	3	Single	0.950	LITHONIA	WDGE1 LED P0 xxK xxCRI VW	6.7947	20.384	761
W3	14	Single	0.950	KUZCO	EW264105-xx	9.8	137.2	617
W4	2	Single	0.950	WAC	WL-LED110-C-xx	3.23545	6.471	1

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PRESUMED PROPERTY LINE	Illuminance	Fc	0.02	0.3	0.0	N.A.	N.A.
SITE	Illuminance	Fc	0.35	10.5	0.0	N.A.	N.A.





4414 Regent Street; Suite 102 Madison, WI 53705 ph 608-709-1250

Site Lighting Consultant

General Contractor

## **Daniels Construction**

919 Applegate Road Madison, WI 53713

phone: 608-271-4800

## 511 & 515 W. Dayton Housing

511 West Dayton Street Madison, WI 53703

Project #: 25009.00

## LU & UDC Applications NOT FOR CONSTRUCTION

No. Description Date

1 Pre LU App Review Set 8-18-2025

2 LU & UDC Applications 9-8-2025

Drawn by: CaS4 Architecture Checked by: CaS4 Architecture

Combined Site Lighting & Photometric Plan

4002

#### **STEP LIGHTS**





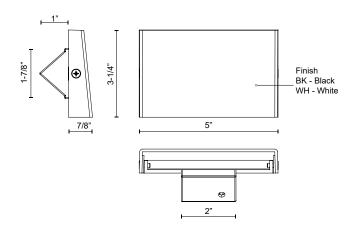
#### **SPECIFICATION DETAILS**

Fixture Dimensions	W5" x H3-1/4" x E7/8"
Light Source	AC LED Module
Wattage	4W
Total Lumens	340lm
Delivered Lumens	142lm (No Cover); BK-16lm; WH-34lm;
Voltage	120V
Color Temperature	3000K
CRI (Ra)	90CRI
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, ELV Dimmer (Not Included)
Glass Details	Clear Glass
ADA Compliant	Yes
Location	Wet
Paint Finish	BK02; WH02;

 $<sup>\</sup>ensuremath{^{\star}}$  For custom options, consult factory for details.

#### DESCRIPTION

The Roto collection is defined by distinct detailed elements that set it apart from your average step light. The geometric forms and architectural lines make this step light as decorative as it is functional, providing ample downlight for your outdoor needs. Only fits into a single gang box.



## KUZCO

CANADA: 19054 28TH AVENUE - SURREY, BC V3Z 6M3 USA: 3035 E. LONE MOUNTAIN ROAD - LAS VEGAS, NV 89081

WWW.KUZCOLIGHTING.COM
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#### COMMENT





<sup>\*</sup> For warranty information, please visit www.kuzcolighting.com/warranty



## WDGE1 LED

Architectural Wall Sconce













## Specifications

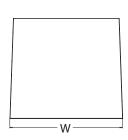
 Depth (D1):
 5.5"

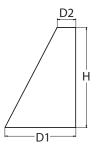
 Depth (D2):
 1.5"

 Height:
 8"

 Width:
 9"

 Weight:
 (without options)







#### Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit <a href="https://www.acuitybrands.com/designselect.">www.acuitybrands.com/designselect.</a>\*See ordering tree for details

## **WDGE LED Family Overview**

Luminaire	Ontice	C4	Cold EM20°C Sensor				Approxima	ate Lumens (4)	000K, 80CRI)		
	Optics	Standard EM, 0°C	COId EW, -20 C	Sensor	P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W			750	1,200	2,000				
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight		1,200	2,000	3,000	4,500	6,000	
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	-	
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	-	
WDGE4 LED	Precision Refractive			Standalone / nLight		12,000	16,000	18,000	20,000	22,000	25,000

### **Ordering Information**

#### **EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD**

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0 P1 P2	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K <sup>1</sup> 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347 <sup>2</sup>	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Celling Washer bracket (dry/damp locations only) <sup>3</sup> Shipped separately AWS 3/8inch Architectural wall spacer <sup>4</sup> PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available. <sup>4</sup>

Options		Finish			
E4WH PE	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min) <sup>5</sup> Photocell, Button Type <sup>6</sup>	DDBXD DBLXD	Dark bronze Black	DDBTXD DBLBXD	Textured dark bronze Textured black
DS DMG BCE	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details) <sup>7</sup> 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DNAXD DWHXD DSSXD	Natural aluminum White Sandstone	DNATXD DWHGXD DSSTXD	Textured natural aluminum Textured white Textured sandstone
DSLE CCE	Dual Switching (1 Driver, 2 Light Engines)  Coastal Construction <sup>4</sup>	DOOND	Saliastolle	טאוננט	iextuleu sanustolie



COMMERCIAL OUTDOOR

#### Accessories

dered and shinned senara

WDGEAWS DDBXD WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE1PBBW DDBXD U WDGE1 surface-mounted back box (specify finish)

#### NOTES

- 1 50K not available in 90CRI.
- 2 347V not available with E4WH, DS, DSLE or PE.
- 3 Not qualified for DLC. Not available with E4WH.
- 4 For PBBW and AWS with CCE option, require an RFA.
- 5 E4WH not available with PE or DS.
- 6 PE not available with DS.
- 7 DS is not available with P0.

#### **Performance Data**

#### **Lumen Output**

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance System Diet Type		Dist Tune	27	K (2700K	, 80 C	RI)		30K (3000K, 80 CRI)					35K (3500K, 80 CRI)				40K (4000K, 80 CRI)				50K (5000K, 80 CRI)								
Package	Watts	Dist. Type	Lumens	LPW	В	U	G	Lumens	LPW	В	U	G	Lumens	LPW		U	G	Lumens	LPW		U	G	Lumens	LPW	В	U	G		
PO	7W	VF	693	99	0	0	0	718	103	0	0	0	739	106	0	0	0	759	108	0	0	0	764	109	0	0	0		
PU	/ VV	VW	694	99	0	0	0	720	103	0	0	0	740	106	0	0	0	760	109	0	0	0	766	109	0	0	0		
P1	1014	1014/	10W	VF	1,120	112	0	0	0	1,161	116	0	0	0	1,194	119	0	0	0	1,227	123	0	0	0	1,235	123	0	0	0
r i	1000	VW	1,122	112	0	0	0	1,163	116	0	0	0	1,196	120	0	0	0	1,229	123	0	0	0	1,237	124	0	0	0		
P2 15W	VF	1,806	120	1	0	0	1,872	125	1	0	0	1,925	128	1	0	0	1,978	132	1	0	0	1,992	133	1	0	0			
P2	VVCI	VW	1,809	120	1	0	0	1,876	125	1	0	0	1,929	128	1	0	0	1,982	132	1	0	0	1,996	133	1	0	0		

#### **Electrical Load**

Performance	System Watts	Current (A)								
Package	System watts	120V	208V	240V	277V	347V				
DO	7W	0.060	0.035	0.030	0.026					
P0	9W					0.026				
D4	10W	0.082	0.049	0.043	0.038					
P1	13W					0.046				
D2	15W	0.132	0.081	0.072	0.064					
P2	18W					0.056				

#### **Lumen Multiplier for 90CRI**

ССТ	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

#### Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type			
E4WH	VF	646		
E4WH	VW	647		

#### **Lumen Ambient Temperature (LAT) Multipliers**

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Amb	Ambient						
0°C	32°F	1.03					
10°C	50°F	1.02					
20°C	68°F	1.01					
25℃	77°F	1.00					
30°C	86°F	0.99					
40°C	104°F	0.98					

COMMERCIAL OUTDOOR

#### **Projected LED Lumen Maintenance**

Data references the extrapolated performance projections for the platforms noted in a  $25^{\circ}\text{C}$  ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

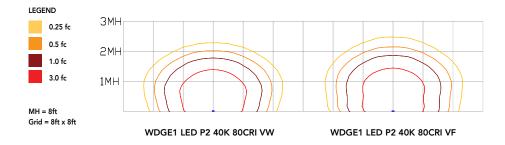
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000	
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91	



## **Photometric Diagrams**

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.



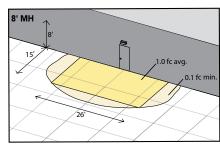
#### **Emergency Egress Options**

#### **Emergency Battery Backup**

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC - section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.



Grid = 10ft x 10ft

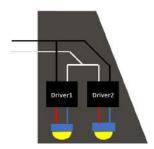
WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

#### **Dual Switching (DS) Option**

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

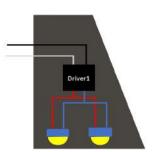
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#### **Dual Switching Light Engine (DSLE) Option**

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with one driver and two light engines. These work completely independent to each other so that a failure of either light engine does not cause the whole luminaire to go dark.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9  $\,$ 





## **Mounting, Options & Accessories**



E4WH - 4W Emergency Battery Backup

D = 5.5"

H = 8"

W = 9"



AWS - 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"



PBBW – Surface-Mounted Back Box Use when there is no junction box available.

D = 1.75

H = 8"

W = 9"

#### **FEATURES & SPECIFICATIONS**

#### INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

#### CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

#### FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

#### OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly  $^{\text{TM}}$  product, meaning it is consistent with the LEED® and Green Globes  $^{\text{TM}}$  criteria for eliminating wasteful uplight.

#### ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

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#### INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

#### LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

#### GOVERNMENT PROCUREMENT

BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act. Please refer to www.acuitybrands.com/buy-american for additional information.

#### WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: <a href="https://www.acuitybrands.com/support/warranty/terms-and-conditions">www.acuitybrands.com/support/warranty/terms-and-conditions</a>

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.







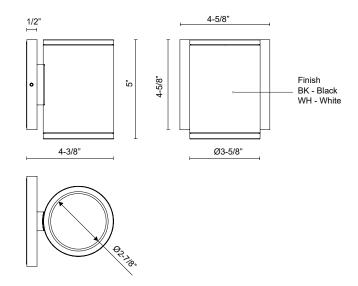


EW264105-BK Black

EW264105-WH White

#### SPECIFICATION DETAILS

Fixture Dimensions	W4-5/8" x H5" x E4-3/8"
Height From Center	2-3/4"
Light Source	AC LED Module
Wattage	10W
Total Lumens	1050lm
Delivered Lumens	BK-617lm; WH-640lm
Voltage	120V
Color Temperature	3000K
CRI (Ra)	90CRI
Optical Details	Multi-Facetted Aluminum Reflector
Lens Details	Clear Glass
LED Rated Life	50,000 hours
Dimming Percentage	100% - 10%
Dimming Type	ELV Dimmer (Not Included)
Location	Wet, IP65
Canopy Dimensions	W4-5/8" x H4-5/8" x H1/2"
Paint Finish	BK02, WH02
Material	Aluminum + Glass
Illumination Direction	Up or Down
Mounting Style	All Orientation; Wall
DarkSky	Yes, Mounting in Down Direction; 3000K CCT or Below





CANADA: 19054 28TH AVENUE - SURREY, BC V3Z 6M3

USA: 3035 E. LONE MOUNTAIN ROAD - LAS VEGAS, NV 89081

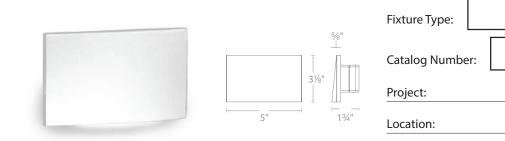
<sup>\*</sup>For custom options, consult factory for details.
\*For warranty information, please visit www.kuzcolighting.com/warranty

## **Model: WL-LED110**

## Step Light

## WAC LIGHTING

## Responsible Lighting®



#### PRODUCT DESCRIPTION

Horizontal rectangle Step Light. Designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.

Features an architectural design. Energy efficient for long-lasting indoor and outdoor lighting solutions. Creates an attractive, romantic impression at night.

#### **FEATURES**

- · Fluid decorative profile with full cut-off illumination
- Die Cast Aluminum construction with abrasion resistant powder coat finish or plated Brushed Nickel finish
- · Magnetized design for easy installation and maintenance
- Title 24 Compliant (120V only)
- 50,000 hour rated life

#### **SPECIFICATIONS**

**Construction:** Die-cast aluminum **Input:** 120V or 277VAC 50/60Hz

**Power:** Direct wiring, no remote driver needed.

Lumens: Up to 4 lm

**Mounting:** Fits into a switch box or a 2" x 4" Junction Box with minimum

inside dimensions of 3"L x 2"W x 2.5"D

**Dimming:** 100% - 10% ELV (120V only)

**CRI:** 90

Standards: IP66, ETL & cETL Listed for wet locations

Voltage	Power	Model	Color Temp	Finishes	
120V	3.5W	WL-LED110-C WL-LED110-AM	3000K Amber	BK Black on Aluminum BN* Brushed Nickel	
277V	3W	WL-LED110F-C WL-LED110F-AM	3000K Amber	BZ Bronze on Aluminum WT White on Aluminum	

<sup>\*</sup>Brushed Nickel Finish is for interior use only



Example: WL-LED110F-C-WT

## Model: WL-LED110

## Step Light



## Responsible Lighting®

#### **FIXTURE PERFORMANCE**

Input Voltage		Light (	Color	Finish	1	Lumens
WL-LED110	1201/	c	C White BN* Black on Aluminum BZ Bronze on Aluminum WT White on Aluminum		Brushed Nickel on Aluminum Bronze on Aluminum	4 4 4 4
	120V	АМ	Amber	BK BN* BZ WT	Black on Aluminum Brushed Nickel on Aluminum Bronze on Aluminum White on Aluminum	610 nm 610 nm 610 nm 610 nm

Input Voltage		Light (	Color	Finish	Lumens
WL-LED110F	277V	С	White	BK Black on Aluminum BN* Brushed Nickel on Aluminum BZ Bronze on Aluminum WT White on Aluminum	4 4 4 4
		АМ	Amber	BK Black on Aluminum BN* Brushed Nickel on Aluminum BZ Bronze on Aluminum WT White on Aluminum	610 nm 610 nm 610 nm 610 nm

<sup>\*</sup>Brushed Nickel Finish is for interior use only