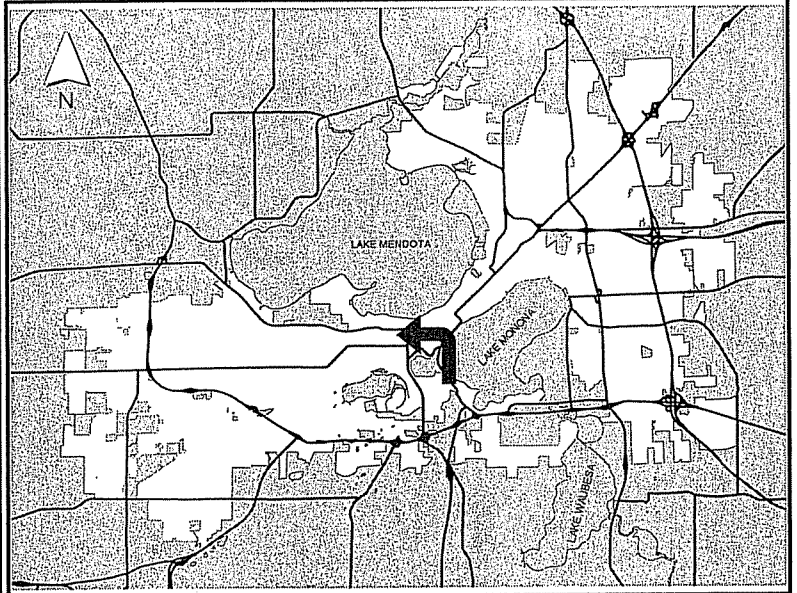


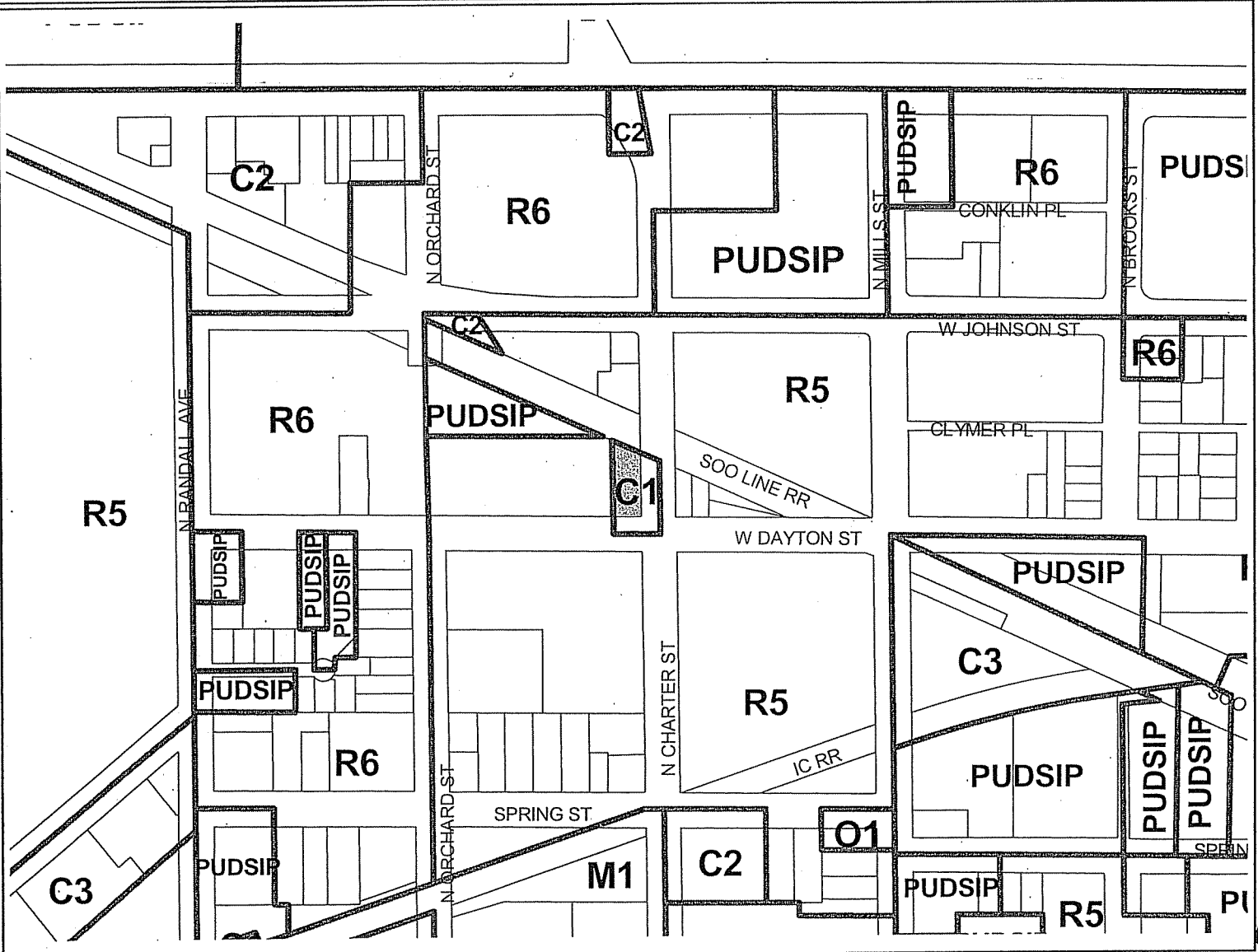
# CITY OF MADISON

# Proposed Demolition & Rezoning

Location: 202 North Charter Street  
 Applicant: Bryce Armstrong-Trio Development/  
 Rick Gilbertsen-Potter Lawson, Inc  
 From C-2 District(s)  
 To PUD(GDP-SIP) District(s)  
 Existing Use: Retail with 8 boarding  
 rooms above  
 Proposed Use: Demolish Existing Building & Build  
 16-story, 71 Unit Apartment Bldg  
 w/2,900 sf Retail Space  
 File No. \_\_\_\_\_  
 Public Hearing Dates:  
 Plan Commission 20 June 2005  
 Common Council 05 July 2005



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

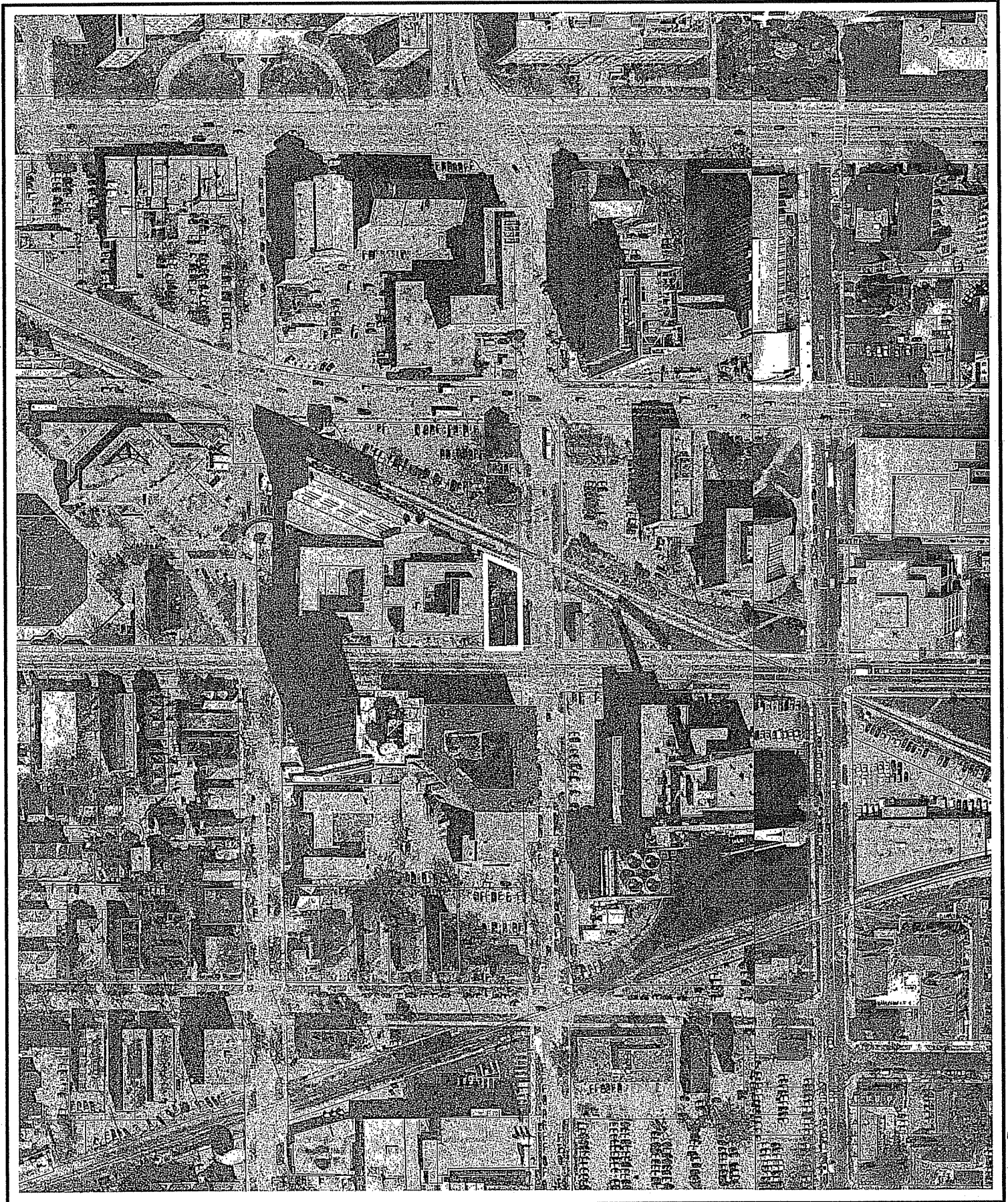


# 202 North Charter Street

200 0 200 Feet



Date of Aerial Photography - April 2000



6

# 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.
- 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](http://www.cityofmadison.com/planning/plan.html)
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- Application effective February 18, 2005

### FOR OFFICE USE ONLY:

Amt. Paid 1700- Receipt No. 60271  
 Date Received 4/27/15  
 Received By [Signature]  
 Parcel No. \_\_\_\_\_  
 Aldermanic District \_\_\_\_\_  
 GQ \_\_\_\_\_  
 Zoning District \_\_\_\_\_  
**For Complete Submittal**  
 Application  Letter of Intent   
 IDUP  Legal Descript.   
 Plan Sets  Zoning Text   
 Alder Notification  Waiver \_\_\_\_\_  
 Nbrhd. Assn Not.  Waiver \_\_\_\_\_  
 Date Sign Issued \_\_\_\_\_

1. **Project Address:** 202 N. Charter Street **Project Area in Acres:** .16

**Project Title (if any):** Dayton Street Apartments

2. **This is an application for:** (check at least one)

<input checked="" type="checkbox"/> <b>Zoning Map Amendment</b> (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from <u>C2</u> to <u>PUD-GDP/SIP</u>	<input type="checkbox"/> Rezoning from _____ to <u>PUD/PCD-SIP</u>	
<input type="checkbox"/> Rezoning from _____ to <u>PUD/PCD-GDP</u>	<input type="checkbox"/> Rezoning from <u>PUD/PCD-GDP</u> to <u>PUD/PCD-SIP</u>	
<input type="checkbox"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests</b> (Specify): _____

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Bryce Armstrong Company: Trio Development, LLL  
 Street Address: 448 W. Washington Ave. City/State: Madison, WI Zip: 53703  
 Telephone: (608) 255-4676 Fax: (608) 255-7384 Email: trio-bryce@tds.net

Project Contact Person: Rick Gilbertsen Company: Potter Lawson Inc.  
 Street Address: 15 Ellis Potter Court City/State: WI Zip: 53711  
 Telephone: (608) 274-2741 Fax: (608) 274-3674 Email: rickg@potterlawson.com

Property Owner (if not applicant): \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: A mixed-use redevelopment with 2,900 sf of ground floor retail and 71 apartments. The apartment unit mix will range from 1 - 5 bedrooms.

Development Schedule: Commencement April 2005 Completion August 2006

6

**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 ½ 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.
- Filing Fee:** \$ 1,750 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 (principal) buildings, photos 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 to be approved by the City 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](mailto: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 for Zoning Map Amendments shall be in accordance with all adopted City of Madison land use plans:

→ The site is located within the limits of \_\_\_\_\_ 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:

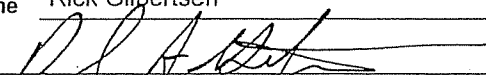
→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:  
 Austin King, Notified February 17,2005      Neighborhood, Notified March 22,2005

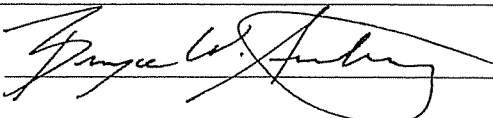
*If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.*

**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 Brad Murphy Date 4/26/2005 | Zoning Staff Kathy Voeck Date 4/21/2005

**The signer attests that this form has been completed accurately and all required materials have been submitted:**

Printed Name Rick Gilbertsen Date 4/27/2005  
 Signature  Relation to Property Owner Consultant

Authorizing Signature of Property Owner  Date 4/27/05

**PART 1 – DEVELOPMENT INFORMATION:**

**Project or Plat** Dayton Charter Apartments

**Project Address:** 1202 W Dayton Street **Project Area (in acres):** .162

**Developer:** TRIO Development, LLC **Representative:** Bryce Armstrong

Street Address: 448 W Washington Avenue, Suite 200 City/State: Madison, WI Zip: 53703

Telephone: (608) 255-4676 Fax: (608) 255-7384 Email: trio-bryce@tds.net

**Agent, If Any:** \_\_\_\_\_ **Company:** \_\_\_\_\_

Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ Email: \_\_\_\_\_

**PART 2 – PROJECT CONTENTS:**

Complete the following table as it pertains to this project:

Residential Use	MARKET-RATE UNITS		INCLUSIONARY UNITS		Total Units	Acres
	Owner-Occupied Units	Renter-Occupied Units	Owner-Occupied Units	Renter-Occupied Units		
Single-Family						
Duplexes						
Multi-Family		60		11	71	.162
<b>TOTAL</b>						

**PART 3 – AFFORDABLE HOUSING DATA:**

Number of Inclusionary Dwelling Units Proposed by Area Median Income (AMI) Level and Minimum Sale/Rent Price									
Owner-Occupied Units	30%	40%	50%	60%	70%	80%	Total		
Number at Percent of AMI									
Anticipated Sale Price									
Rental Units	30%	40%	50%		60%		70%	80%	Total
Number at Percent of AMI			4		7				
Maximum Monthly Rent Price			2 Br	3Br	4Br	1 Br	2Br	3Br	4Br
			\$744	\$857	\$936	\$764	\$909	\$1,047	\$1,149

**PART 4 – DWELLING UNIT COMPARISON:**

Complete the following table as it pertains to this project:

	MARKET-RATE UNITS					INCLUSIONARY UNITS				
	Studio / Effic	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms	Studio / Effic	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms
Owner-Occupied Units with:										
Minimum Floor Area:										
Rental Units With:		11	23	13	13		2	5	2	2
Minimum Floor Area:		595	780	1,025	1,225		595	780	1,025	1,225

CONTINUE →

6

**PART 5 – INCENTIVES:** Section 28.04 (25) of the Zoning Ordinance provides the opportunity for applicants in projects where affordable dwelling units are required or where the developer has agreed to pay money in lieu of inclusionary dwelling units, to receive one or more incentives as compensation for complying with the Inclusionary Zoning requirements. Each of the eleven incentives listed below are affixed a point value. The incentive points available to an applicant is dependent upon the number of affordable dwelling units proposed at the various area median income (AMI) levels. The program rewards projects both for having a higher number of affordable dwelling units provided at lower AMI levels, and for having a higher percentage of affordable dwelling units incorporated into the development. The incentive and the corresponding number of points available are listed below. (MAP=Maximum Available Points) Please mark the box next to the incentives requested.

Incentive	MAP	Incentive	MAP
<input checked="" type="checkbox"/> Density Bonus (varies by project)	3	<input type="checkbox"/> Cash subsidy from Inclusionary Unit Reserve Fund up to \$10,000 per unit for up to 50% of the affordable units provided.	2
<input type="checkbox"/> Parkland Development Fee Reduction	1	<input type="checkbox"/> Cash subsidy from Inclusionary Unit Reserve Fund of \$5000 for up to 50% of on-site afford-able units in projects with 49 or fewer detached units or projects with four or more stories and 75% of parking provided underground.	2
<input type="checkbox"/> Parkland Dedication Reduction	1	<input type="checkbox"/> Neighborhood Plan preparation assistance	1
<input type="checkbox"/> Off-street Parking Reduction up to 25%	1	<input type="checkbox"/> Assistance obtaining housing funding information	1
<input type="checkbox"/> Non-City provision of street tree planting	1		
<input type="checkbox"/> One addl. story in Downtown Design Zones	1		
<input checked="" type="checkbox"/> Residential parking permits in a PUD/PCD	1		
<input type="checkbox"/> Incentives Not Assigned a Point Value by Ordinance (Explain): _____			

**PART 6 – WAIVER:** The Plan Commission may waive the requirement to provide inclusionary dwelling units in the development if the applicant can present clear and convincing financial evidence that providing the required number of inclusionary dwelling units on-site renders providing the required number of inclusionary units financially infeasible. In such a case, a developer may request a waiver to provide the units off-site, assign the obligation to provide the units to another party, or pay cash in lieu of the units, or any combination of the above. If the waiver is granted, the required units may be provided as new construction off-site in another development within **one mile** of the subject development; off-site units shall be provided at least 1.25 times the number of units if provided within the subject development. Off-site units must be constructed within one year of the time that they would have been constructed within the subject development. The applicant may opt to pay money into the Inclusionary Unit Reserve Fund based on contribution rates established in Section 28.04 (25) of the Zoning Ordinance. If provision of the inclusionary dwelling units through the waiver is still financially infeasible, the developer may seek a reduction in the percent of units to the point where the project becomes financially feasible. If such a waiver is requested, a detailed explanation shall be provided in the required project narrative demonstrating the financial infeasibility of complying with the ordinance requirements and the rationale for the alternative proposed.

- If a waiver is requested, please mark this box  and include all of the necessary information required by the Zoning Ordinance and IZ Program Policy & Protocols to support your request.

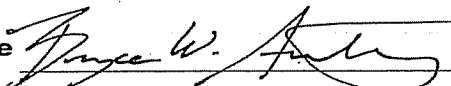
**PART 7 – APPLICANT’S DECLARATION:**

The signer shall attest that this application has been completed accurately and includes all requests for incentives or waivers; that they have attended both required pre-application staff meetings and given the required notice to the district alderperson and neighborhood association(s) prior to filing this application; and that all required information will be submitted on the corresponding application for zoning and/or subdivision approval by the Plan Commission. The applicant shall begin the declaration by stating below whether or not the project complies with the various requirements of the inclusionary zoning ordinance. Check the applicable box and provide any supporting

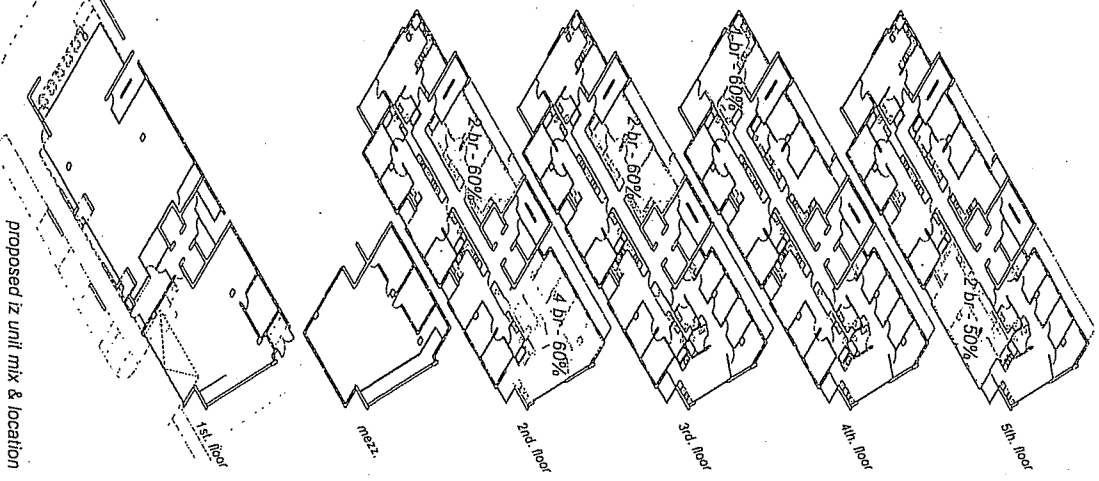
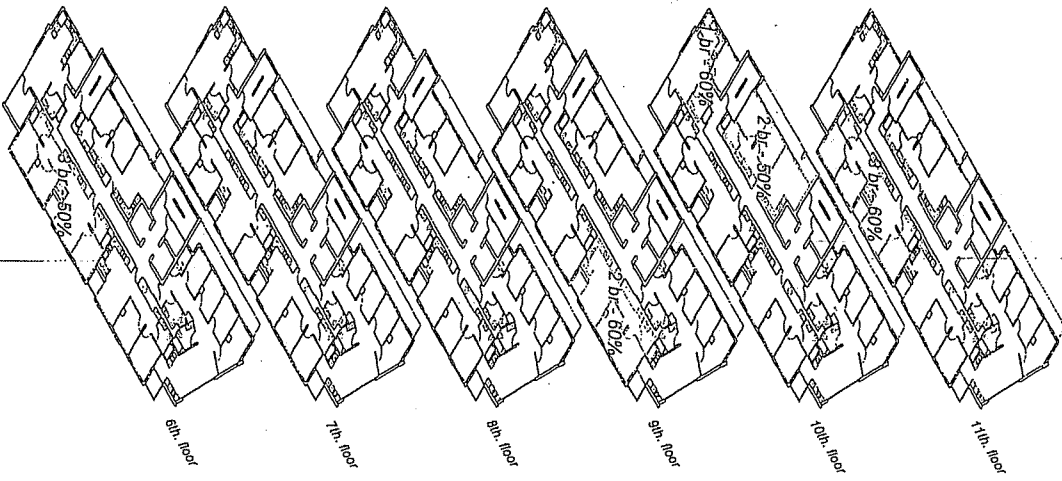
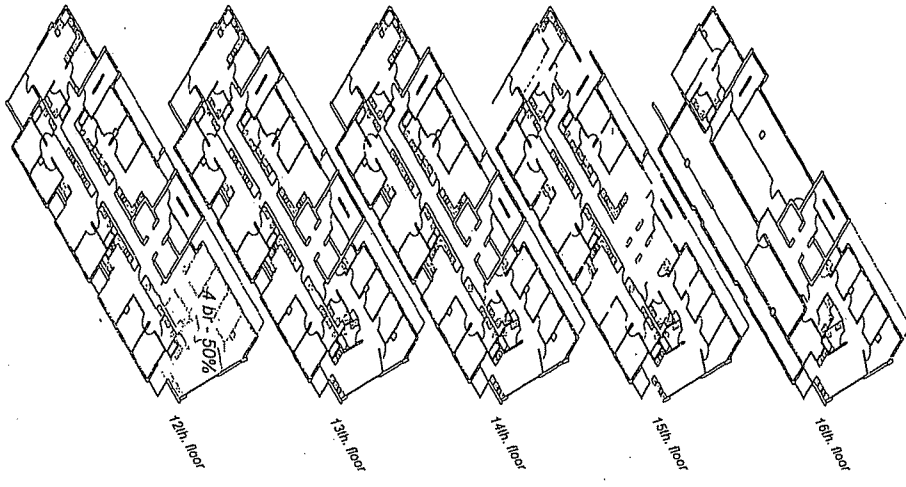
Standards for Inclusionary Dwelling Units (IDUs)	Will Comply	Will not comply	Additional comments
Exterior Appearance of IDUs are similar to Market rate.	X		
Proportion of attached and detached IDU units is similar to Market rate.	X		
Mix of IDUs by bedroom size is similar to market rate.	X		

Standards for Inclusionary Dwelling Units (IDUs) [continued]	Will Comply	Will not comply	Additional comments
IDUs are dispersed throughout the project.	X		
IDUs are to be built in <b>phasing</b> similar to market rate.	X		
<b>Pricing</b> fits within Ordinance standards	X		
Developer offers security during <b>construction phase</b> in form of deed restriction.	X		
Developer offers <b>enforcement</b> for for-sale IDUs in form of option to purchase or for rental in form of deed restriction.	X		
Developer describes marketing plan for IDUs.	X		
Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification.	X		
Terms of sale or rent.	X		
	Yes	No	Additional comments
Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations.		X	
Developer has requested waiver for off-site or cash payment.		X	
Developer has requested waiver for reduction of number of units.		X	
Other:			

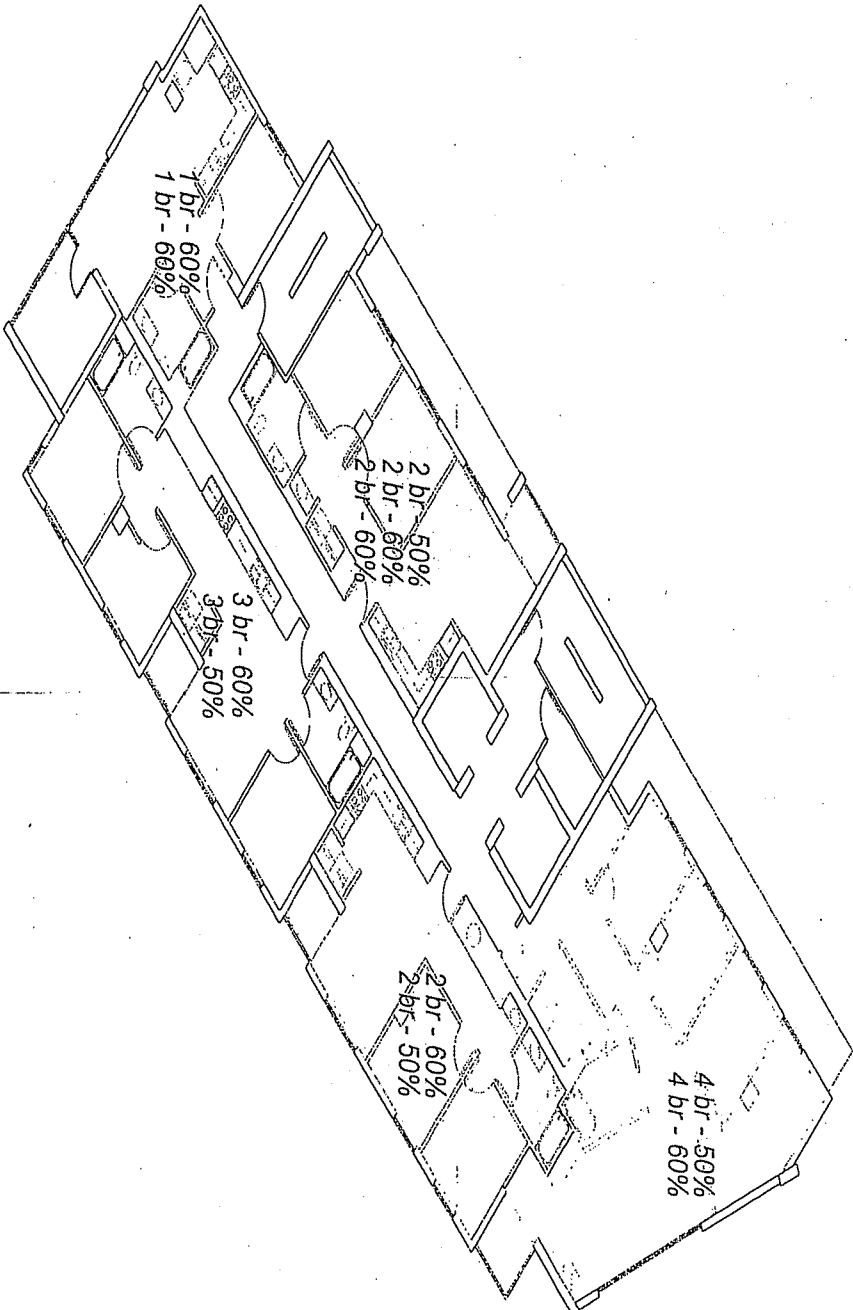
- The applicant discussed this development proposal with representatives from the Planning Unit, Zoning Administrator and Community Development Block Grant Office on: → February 23, 2005
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: → April 21, 2005
- The applicant notified Alderperson Austin King of District 8 of this development proposal in writing on: → February 17, 2005
- The applicant also notified the presidents of the Vilas and Greenbush neighborhoods in writing on: → March 30, 2005
- The Inclusionary Dwelling Unit Plan Application package contains ALL of the materials required as noted on this form. I, as the undersigned, acknowledge that incomplete or incorrect submittals may cause delays in the review of this project. I am also familiar with the ongoing developer responsibilities summarized on page #2 of this application and outlined in the Inclusionary Zoning Ordinance and Program Policy and Protocols.

**Applicant Signature**  **Date** 4/27/05  
**Printed Name** Bryce Armstrong **Phone** (608) 255-4676 x12

6







unit summary



April 26, 2005

Mr. Brad Murphy  
Director of Planning  
Department of Planning and Development  
City of Madison  
215 Martin Luther King, Jr. Boulevard  
Madison, WI 53701-2985

RE: Letter of Intent  
1202 W. Dayton Street  
Planned Unit Development  
General Development Plan  
Specific Implementation Plan

Dear Mr. Murphy:

The following is submitted with the appropriate application, zoning text, and plans for City Staff, Plan Commission, and Common Council consideration for approval of the proposed development at **202** Charter Street.

DEVELOPER (OWNER): TRIO Development (Dayton Charter, LLC)  
448 W. Washington Avenue, Suite 200  
Madison, WI 53703  
Contact: Craig D. Hungerford  
608-255-4676 x 11  
608-255-7384 (fax)  
[trio-craig@tds.net](mailto:trio-craig@tds.net) (email)

Our mission is to create quality developments that accommodate our growing city while maintaining and enhancing the character of our existing neighborhoods. By pursuing "infill" sites rather than farmland on the periphery, we hope to preserve natural amenities, alleviate demands on our transportation infrastructure, and promote Madison's existing neighborhoods as exciting places to live, work, and recreate.

ARCHITECT:

Potter Lawson  
15 Ellis Potter Court  
Madison, WI 53711  
Contact: Richard A. Gilbertsen, AIA  
608-274-2741  
608-274-3674 (fax)  
[rickg@potterlawson.com](mailto:rickg@potterlawson.com) (email)

BACKGROUND

The site of the proposed development is located at 202 Charter Street and 202-204 N. Charter Street. Existing improvements include a two story structure comprised of vacant retail space (formerly Milan's Sandwich Shop) and eight vacant boarding rooms above. The structure is in a state of ill-repair and the site underutilized. This proposal calls for demolition of the dilapidated structure, and construction of approximately 2,900 square feet of retail space with 71 residential apartment units above. Project amenities being considered include a roof-garden, landscaped public seating and bike parking, resident bike and scooter parking, project-based vehicle(s), furnished units, floor to ceiling windows, balconies, high ceilings, in-unit laundry, and high-speed internet. The proposed project will provide 11 affordable units (50% & 60% AMI) in compliance with the Inclusionary Zoning Ordinance ranging in size from one to four bedroom units.

SITE DEVELOPMENT STATISTICS

Site Size:	0.162 Acres
Gross Square Footage:	97,775 SF
Retail Square Footage:	2,900 SF
Building Height:	165 Feet
Number of Stories	15+ Penthouse
Number of Elevators:	2 Elevators
Number of Residential Units:	71 Units
One Bedroom Units:	13
Two Bedroom Units:	28
Three Bedroom Units:	15
Four Bedroom Units:	14
Five Bedroom Units:	1
Number of Inclusionary Zoning Units:	11 Units
Percentage of Inclusionary Zoning Units:	15.5%
Number of Bicycle Stalls:	140 Stalls
Number of Moped Stalls:	7 Stalls
Number of Community Car Stalls:	2 Stalls (65 people per stall)
Number of Residential Parking Permits:	11 Permits
Nearest Bus Stop:	½ Block

## SITE AND BUILDING ARCHITECTURE

The overall design of the proposed building has been coordinated with the contextual environment of the University of Wisconsin-Madison Campus. A modern and higher density theme is similar to surrounding buildings and resonates with the emerging University's Master Plan that indicates a higher density/modern design district between Randall and Park, and Johnson and Dayton Streets. See the attached plans and elevations.

## PROJECT SCHEDULE AND MANAGEMENT

Construction is expected to commence in July of 2005, with completion in July of 2006, and both residential and commercial occupancy immediately thereafter. See the attached project schedule. The members of the development team and their subcontractors have a strong history in the analysis, construction, and marketing and management of redevelopment properties.

## SOCIAL AND ECONOMIC IMPACTS

The proposed project will redevelop an underutilized site and dilapidated structure immediately adjacent to the University of Wisconsin-Madison Campus. This redevelopment would constitute a \$15 Million investment in an underserved segment of campus. Not only will such an investment generate significant tax revenue for the City of Madison, but it will make the area more desirable for other investments like the proposed Institute of Discovery and new WARF Building one-half block north of the site. Visiting faculty and lab technicians from around the country/world will be able to live, work, and recreate on campus without having to arrange for their own personal car. Further, no financial assistance is being requested of the City.

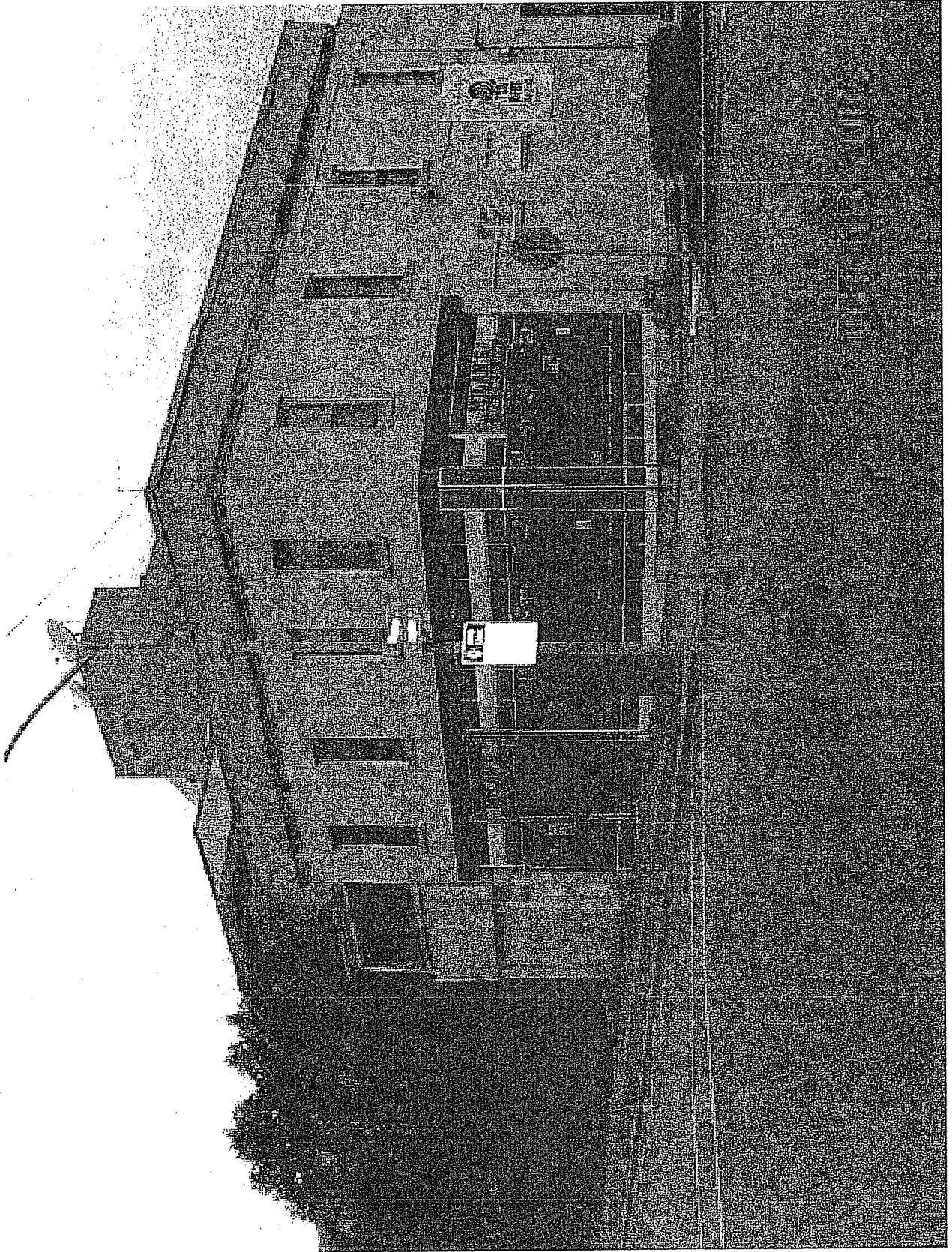
In addition to the economic benefits of the proposed project, there are social benefits as well. For example, a revitalized retail presence will serve University faculty, staff, and students. A recycling program coordinated with Habitat for Humanity would provide financial assistance to a local philanthropic organization. Improved student housing quality with immediate proximity to campus promotes social interaction and the use of urban friendly means of transportation (walking, biking, and busing). A partnership with Community Car would be the first joint venture between the local non-profit and a local developer focusing on promoting alternative means of transportation and alleviating downtown parking demands. Further, the project provides an affordable housing opportunity for underprivileged University students and employees. Finally, safety is promoted by increasing the density of people and frequency of activity in the area at all hours of the day, particularly mitigating the dark and desolate corner of W. Dayton and N. Charter Streets.

Thank you for your consideration of this proposal. If you have any questions, please do not hesitate to contact us.

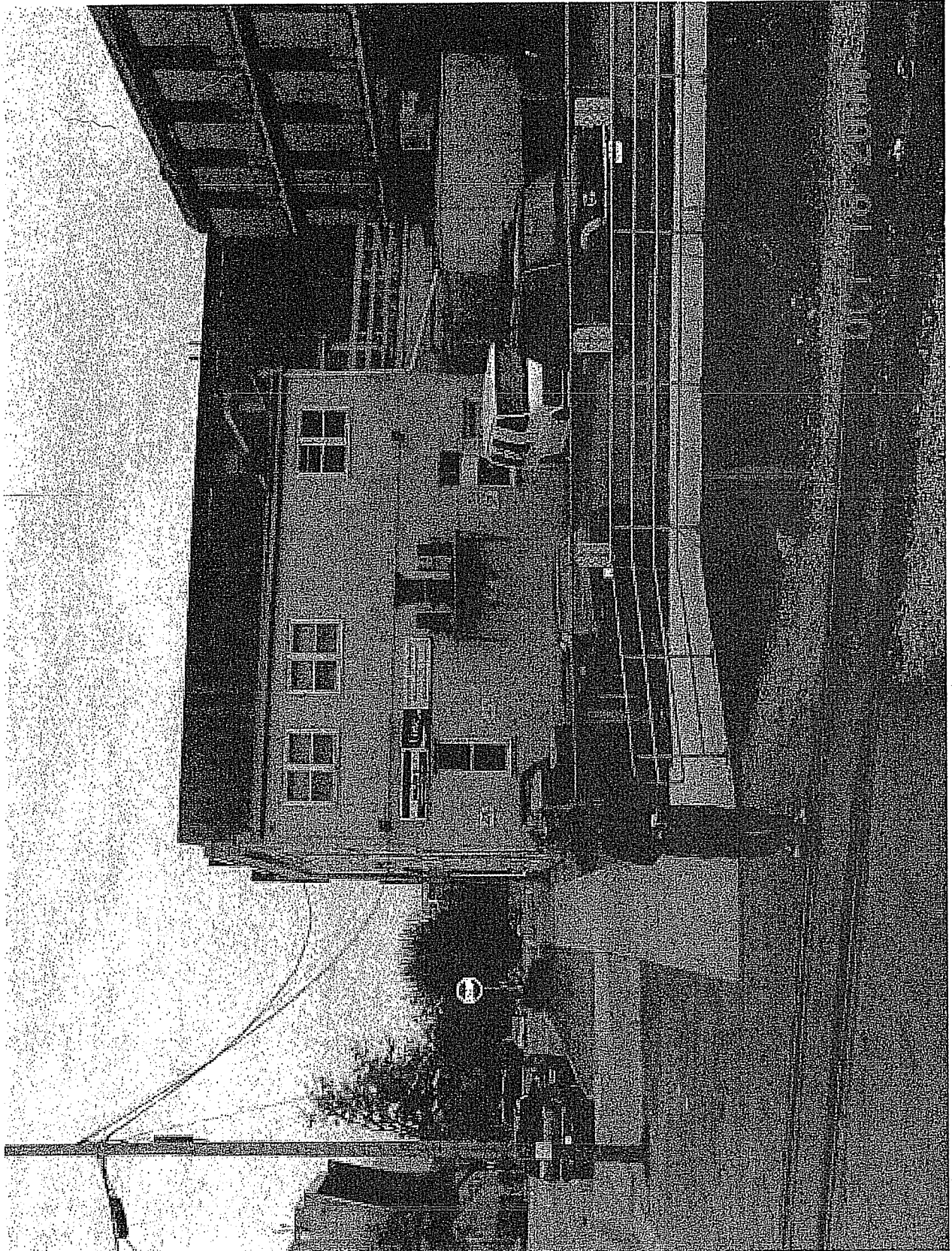
Sincerely,

Bryce W. Armstrong  
TRIO Development, LLC

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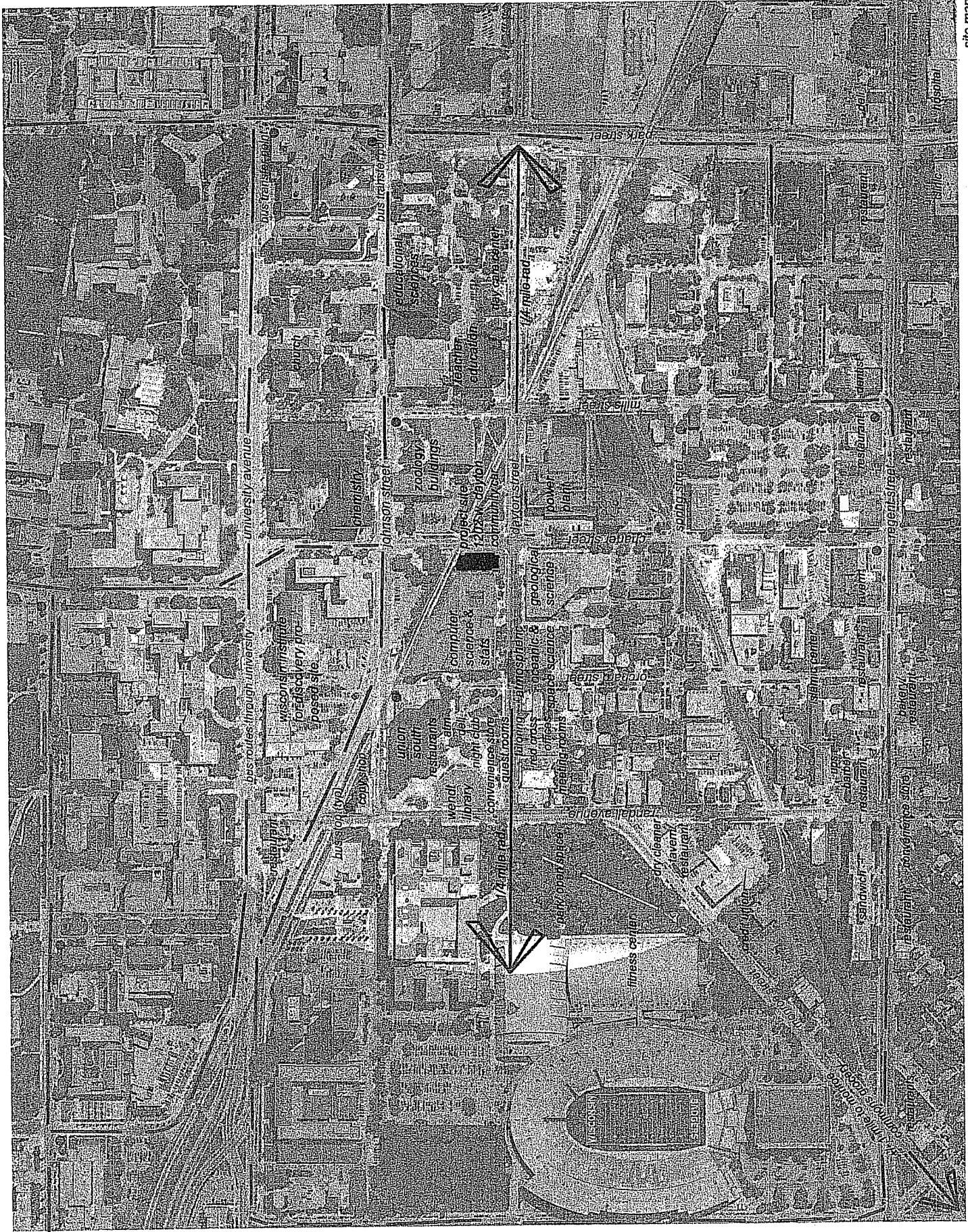
**Zoning Text**  
**Dayton Street Apartments**  
**202 N. Charter St.**

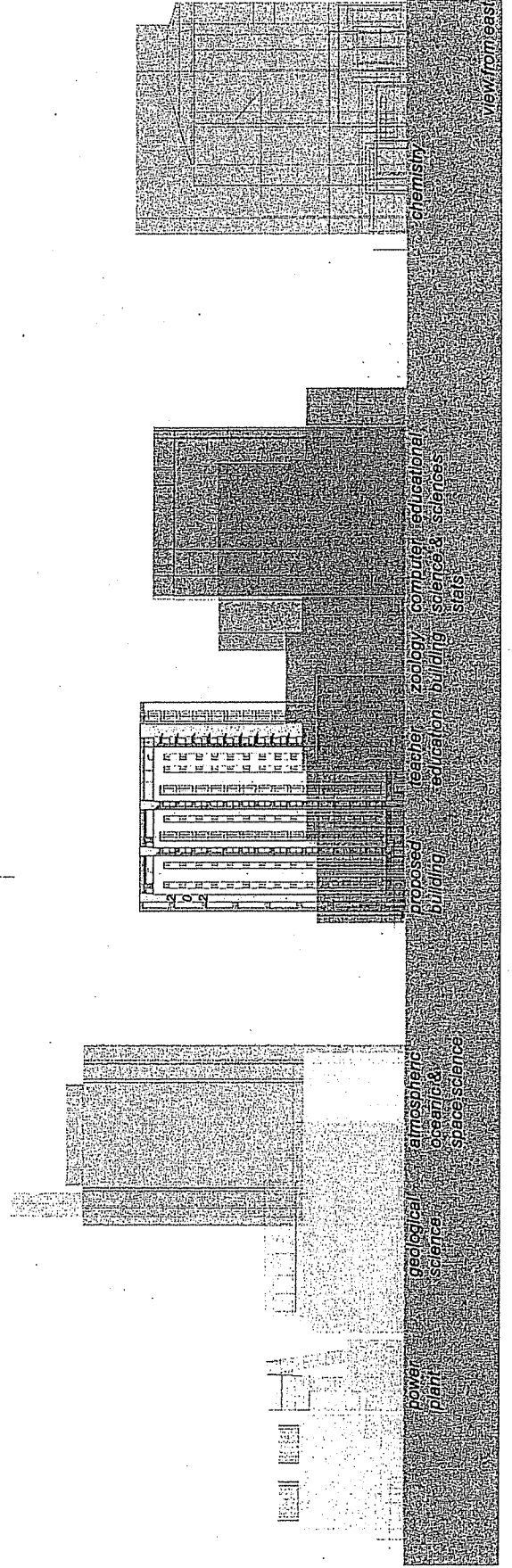
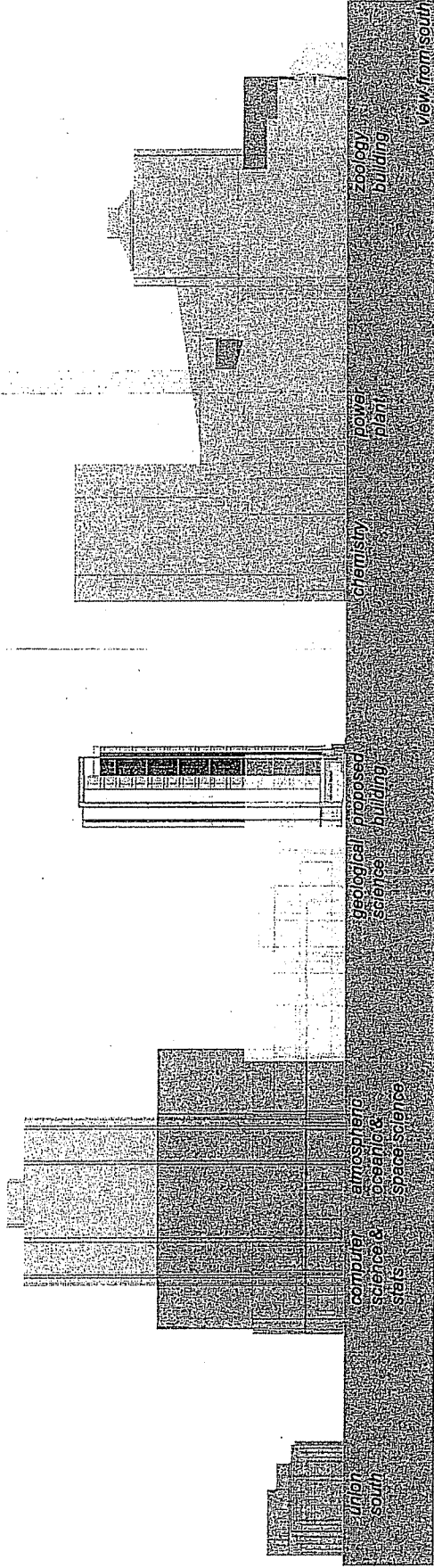
**Legal Description:** The lands subject to this planned unit development shall include those described in the attached survey.

- A. Statement of Purpose:** This zoning district is established to allow for the construction of a Mixed-use development comprising of commercial and residential uses.
- B. Permitted Uses:**
  - 1. Those that are stated as permitted uses in the commercial zoning district.
  - 2. Uses accessory to permitted uses as listed above.
  - 3. Buildings in which there are five (5) or more dwelling units and/or lodging rooms or where dwelling units and/or lodging rooms occupy more than fifty percent (50%) of the total building floor area.
- C. Lot Area:** As stated in survey, attached hereto.
- D. Floor Area Ratio:**
  - 1. Maximum floor area ratio permitted is 15.
  - 2. Maximum building height shall be 16 stories.
- E. Yard Requirements:** Yard areas will be provided as shown on approved plans.
- F. Landscaping:** Site landscaping will be provided as shown on the approved plans.
- G. Accessory Off-Street Parking & Loading:** Accessory off-street parking and loading will be provided as shown on approved plans.
- H. Lighting:** Site lighting will be provided as shown on approved plans.
- I. Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the C2 district.
- J. Family definition:** The number of occupants allowed per unit will be limited by applicable building and life safety codes.
- 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 approved by the City Plan Commission.



- amenities**  
 within an approx. 1/4  
 mile radius of site
- 14 restaurants
  - 2 delis
  - 2 convenience stores
  - 3 taverns
  - 3 credit union atm's
  - credit union
  - copy shop
  - ups
  - barber
  - day-care center
  - fitness center
  - park
  - church
  - islamic center
  - clinic/ hospital
  - dentist





4

# ALTA/ACSM LAND TITLE SURVEY

ALL OF LOT 9, BROOK'S ADDITION TO MADISON, AS RECORDED IN VOLUME 4 OF PLATS, ON PAGE 3, AS COUNTY NUMBER 18888, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SCALE: 1" = 20 FEET

This Survey was made by the City of Madison, Wisconsin, under the authority of the Board of Supervisors, and is subject to the provisions of the Charter of the City of Madison, Wisconsin, and the Ordinance of the Board of Supervisors, dated June 17, 1923, and amended by Ordinance No. 11,100, dated January 11, 1926, and Ordinance No. 11,101, dated January 11, 1926.

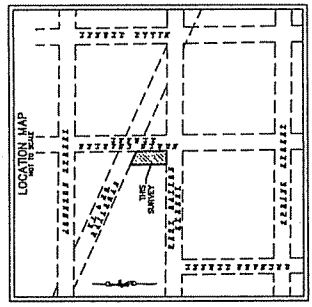
**ALL WORK EXECUTED IN THE FIELD**

DATE	BY	DESCRIPTION
11/15/23	J. H. BROWN	RECONSTRUCTION OF THE SURVEY
11/16/23	J. H. BROWN	RECONSTRUCTION OF THE SURVEY
11/17/23	J. H. BROWN	RECONSTRUCTION OF THE SURVEY
11/18/23	J. H. BROWN	RECONSTRUCTION OF THE SURVEY
11/19/23	J. H. BROWN	RECONSTRUCTION OF THE SURVEY
11/20/23	J. H. BROWN	RECONSTRUCTION OF THE SURVEY
11/21/23	J. H. BROWN	RECONSTRUCTION OF THE SURVEY
11/22/23	J. H. BROWN	RECONSTRUCTION OF THE SURVEY
11/23/23	J. H. BROWN	RECONSTRUCTION OF THE SURVEY
11/24/23	J. H. BROWN	RECONSTRUCTION OF THE SURVEY
11/25/23	J. H. BROWN	RECONSTRUCTION OF THE SURVEY
11/26/23	J. H. BROWN	RECONSTRUCTION OF THE SURVEY
11/27/23	J. H. BROWN	RECONSTRUCTION OF THE SURVEY
11/28/23	J. H. BROWN	RECONSTRUCTION OF THE SURVEY
11/29/23	J. H. BROWN	RECONSTRUCTION OF THE SURVEY
11/30/23	J. H. BROWN	RECONSTRUCTION OF THE SURVEY

**ALL WORK EXECUTED IN THE OFFICE**

DATE	BY	DESCRIPTION
11/15/23	J. H. BROWN	RECONSTRUCTION OF THE SURVEY
11/16/23	J. H. BROWN	RECONSTRUCTION OF THE SURVEY
11/17/23	J. H. BROWN	RECONSTRUCTION OF THE SURVEY
11/18/23	J. H. BROWN	RECONSTRUCTION OF THE SURVEY
11/19/23	J. H. BROWN	RECONSTRUCTION OF THE SURVEY
11/20/23	J. H. BROWN	RECONSTRUCTION OF THE SURVEY
11/21/23	J. H. BROWN	RECONSTRUCTION OF THE SURVEY
11/22/23	J. H. BROWN	RECONSTRUCTION OF THE SURVEY
11/23/23	J. H. BROWN	RECONSTRUCTION OF THE SURVEY
11/24/23	J. H. BROWN	RECONSTRUCTION OF THE SURVEY
11/25/23	J. H. BROWN	RECONSTRUCTION OF THE SURVEY
11/26/23	J. H. BROWN	RECONSTRUCTION OF THE SURVEY
11/27/23	J. H. BROWN	RECONSTRUCTION OF THE SURVEY
11/28/23	J. H. BROWN	RECONSTRUCTION OF THE SURVEY
11/29/23	J. H. BROWN	RECONSTRUCTION OF THE SURVEY
11/30/23	J. H. BROWN	RECONSTRUCTION OF THE SURVEY

- NOTES:**
- 1) Field Notes: 11-17-23 to 11-30-23
  - 2) Aerial Photo: 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023
  - 3) Aerial Photo: 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023
  - 4) The Survey was made by the City of Madison, Wisconsin, under the authority of the Board of Supervisors, and is subject to the provisions of the Charter of the City of Madison, Wisconsin, and the Ordinance of the Board of Supervisors, dated June 17, 1923, and amended by Ordinance No. 11,100, dated January 11, 1926, and Ordinance No. 11,101, dated January 11, 1926.
  - 5) The Survey was made by the City of Madison, Wisconsin, under the authority of the Board of Supervisors, and is subject to the provisions of the Charter of the City of Madison, Wisconsin, and the Ordinance of the Board of Supervisors, dated June 17, 1923, and amended by Ordinance No. 11,100, dated January 11, 1926, and Ordinance No. 11,101, dated January 11, 1926.
  - 6) The Survey was made by the City of Madison, Wisconsin, under the authority of the Board of Supervisors, and is subject to the provisions of the Charter of the City of Madison, Wisconsin, and the Ordinance of the Board of Supervisors, dated June 17, 1923, and amended by Ordinance No. 11,100, dated January 11, 1926, and Ordinance No. 11,101, dated January 11, 1926.
  - 7) The Survey was made by the City of Madison, Wisconsin, under the authority of the Board of Supervisors, and is subject to the provisions of the Charter of the City of Madison, Wisconsin, and the Ordinance of the Board of Supervisors, dated June 17, 1923, and amended by Ordinance No. 11,100, dated January 11, 1926, and Ordinance No. 11,101, dated January 11, 1926.
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  - 9) The Survey was made by the City of Madison, Wisconsin, under the authority of the Board of Supervisors, and is subject to the provisions of the Charter of the City of Madison, Wisconsin, and the Ordinance of the Board of Supervisors, dated June 17, 1923, and amended by Ordinance No. 11,100, dated January 11, 1926, and Ordinance No. 11,101, dated January 11, 1926.
  - 10) The Survey was made by the City of Madison, Wisconsin, under the authority of the Board of Supervisors, and is subject to the provisions of the Charter of the City of Madison, Wisconsin, and the Ordinance of the Board of Supervisors, dated June 17, 1923, and amended by Ordinance No. 11,100, dated January 11, 1926, and Ordinance No. 11,101, dated January 11, 1926.



**PLAT INFORMATION**

This Plat is subject to the provisions of the Charter of the City of Madison, Wisconsin, and the Ordinance of the Board of Supervisors, dated June 17, 1923, and amended by Ordinance No. 11,100, dated January 11, 1926, and Ordinance No. 11,101, dated January 11, 1926.

**DATE:** \_\_\_\_\_

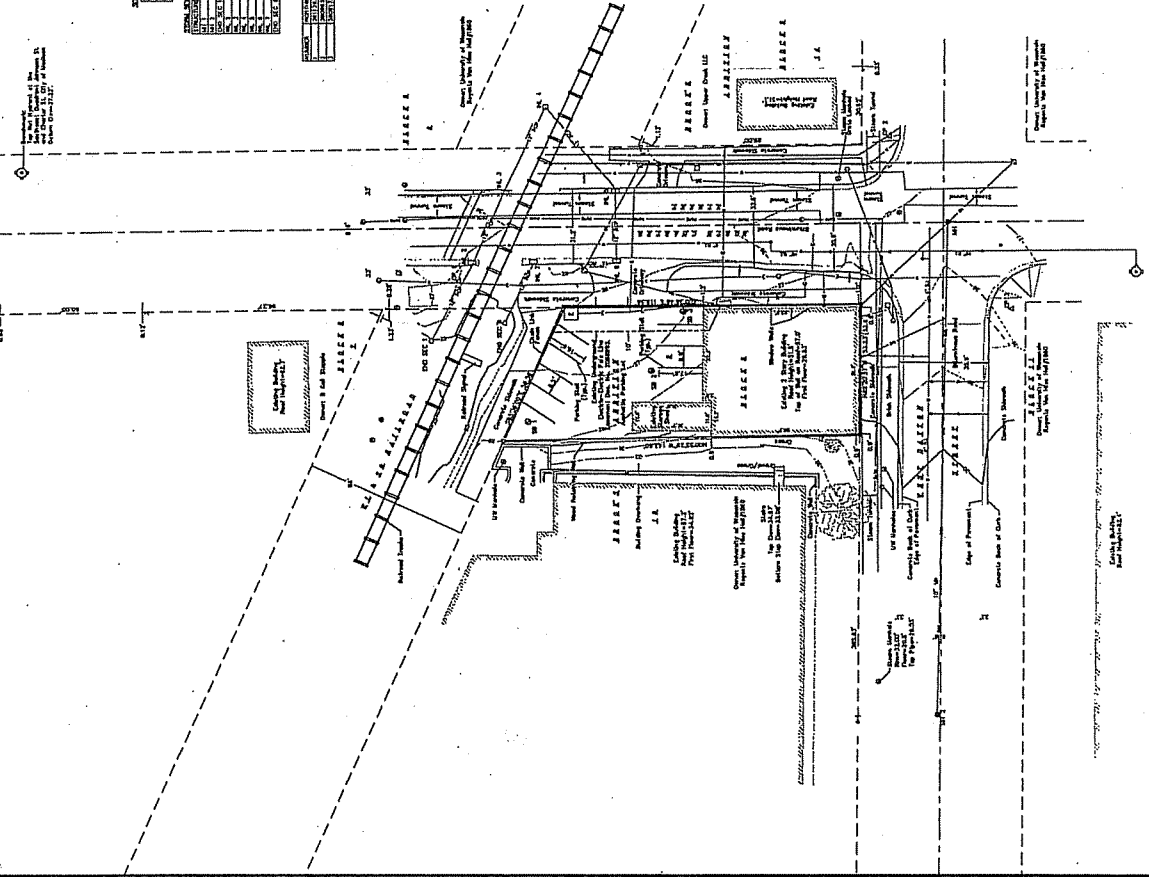
**BY:** \_\_\_\_\_

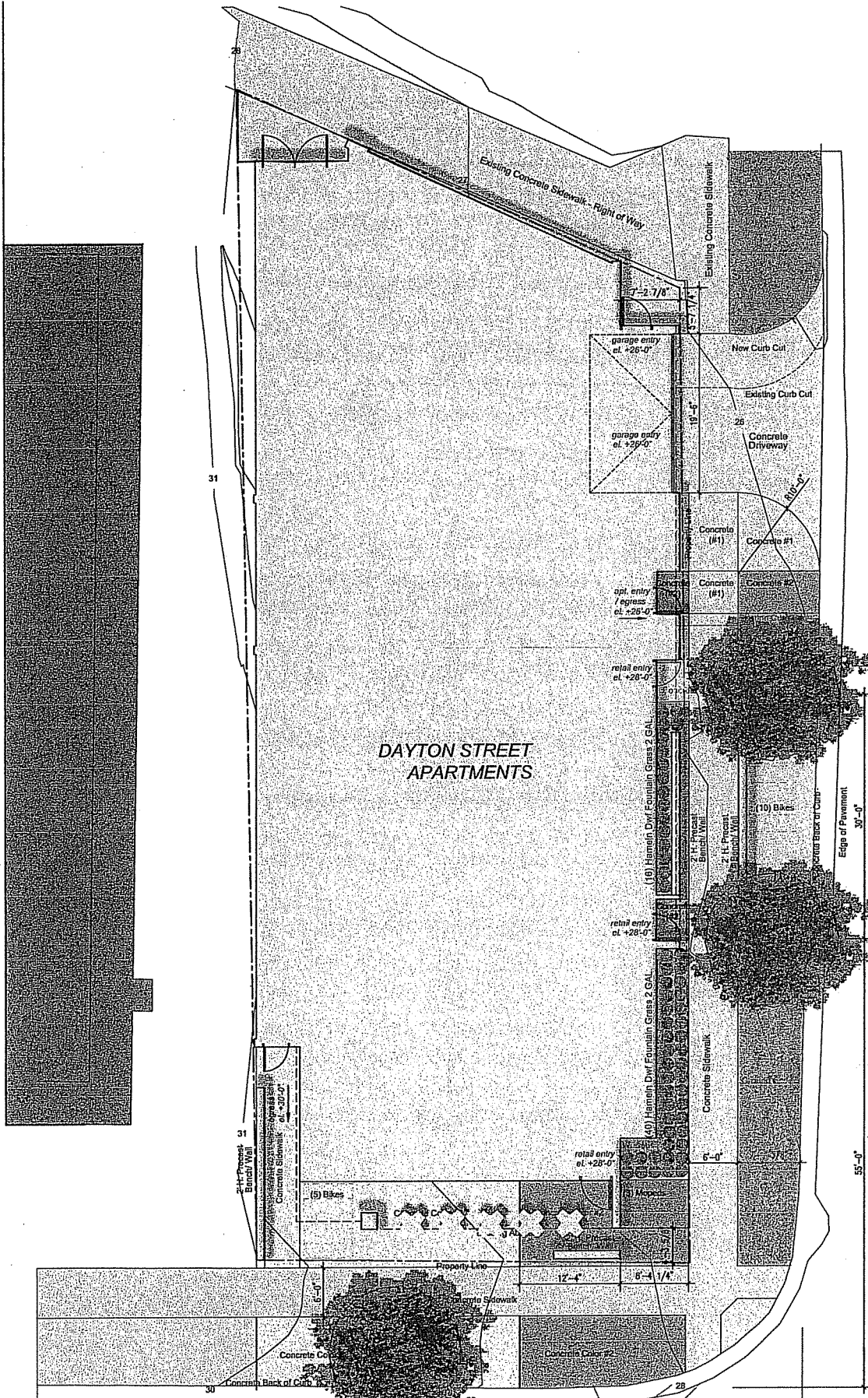
**FOR:** \_\_\_\_\_

**RECORDED AT:** \_\_\_\_\_

**LEGEND**

- A. DOTTED LINE - 1/4" BOUNDARY SURVEY
- B. DASHED LINE - 1/2" BOUNDARY SURVEY
- C. SOLID LINE - 3/4" BOUNDARY SURVEY
- D. SOLID LINE - 1" BOUNDARY SURVEY
- E. SOLID LINE - 1 1/2" BOUNDARY SURVEY
- F. SOLID LINE - 2" BOUNDARY SURVEY
- G. SOLID LINE - 3" BOUNDARY SURVEY
- H. SOLID LINE - 4" BOUNDARY SURVEY
- I. SOLID LINE - 6" BOUNDARY SURVEY
- J. SOLID LINE - 8" BOUNDARY SURVEY
- K. SOLID LINE - 12" BOUNDARY SURVEY
- L. SOLID LINE - 18" BOUNDARY SURVEY
- M. SOLID LINE - 24" BOUNDARY SURVEY
- N. SOLID LINE - 36" BOUNDARY SURVEY
- O. SOLID LINE - 48" BOUNDARY SURVEY
- P. SOLID LINE - 72" BOUNDARY SURVEY
- Q. SOLID LINE - 108" BOUNDARY SURVEY
- R. SOLID LINE - 144" BOUNDARY SURVEY
- S. SOLID LINE - 216" BOUNDARY SURVEY
- T. SOLID LINE - 288" BOUNDARY SURVEY
- U. SOLID LINE - 360" BOUNDARY SURVEY
- V. SOLID LINE - 432" BOUNDARY SURVEY
- W. SOLID LINE - 504" BOUNDARY SURVEY
- X. SOLID LINE - 576" BOUNDARY SURVEY
- Y. SOLID LINE - 648" BOUNDARY SURVEY
- Z. SOLID LINE - 720" BOUNDARY SURVEY





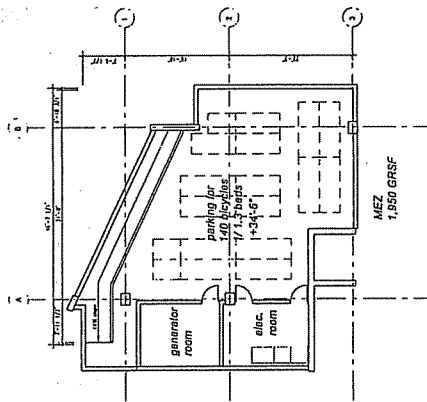
DAYTON STREET  
APARTMENTS

CHARTER STREET

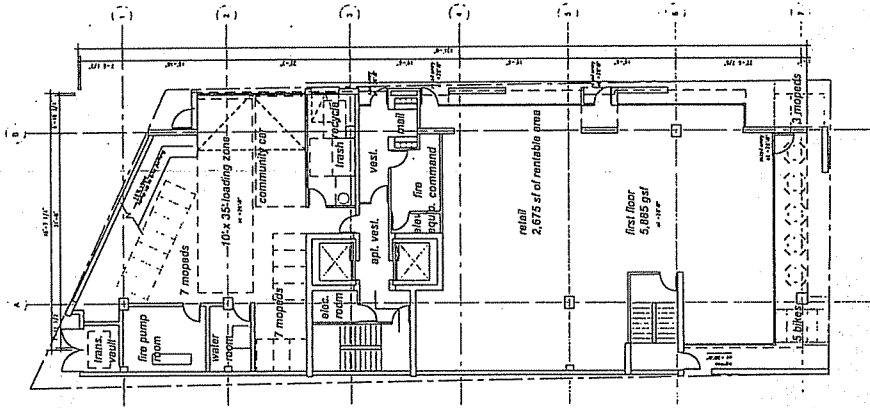
DAYTON STREET

site plan  
1/4" = 1'-0"

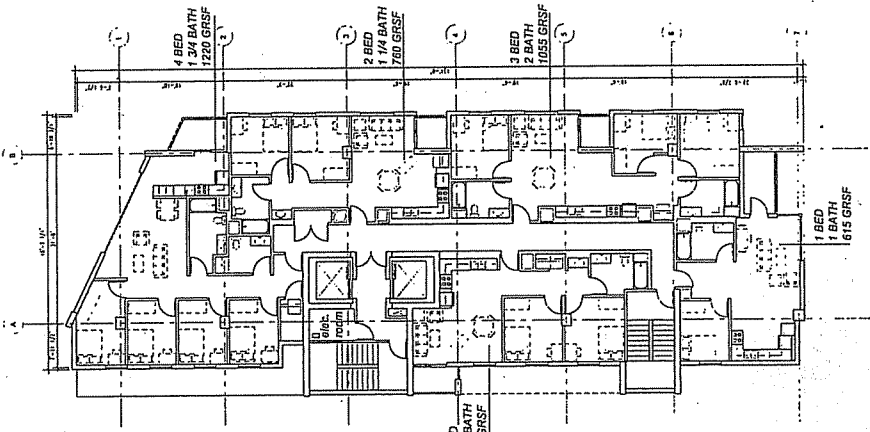
6



mezzanine  
1/8" = 1'-0"

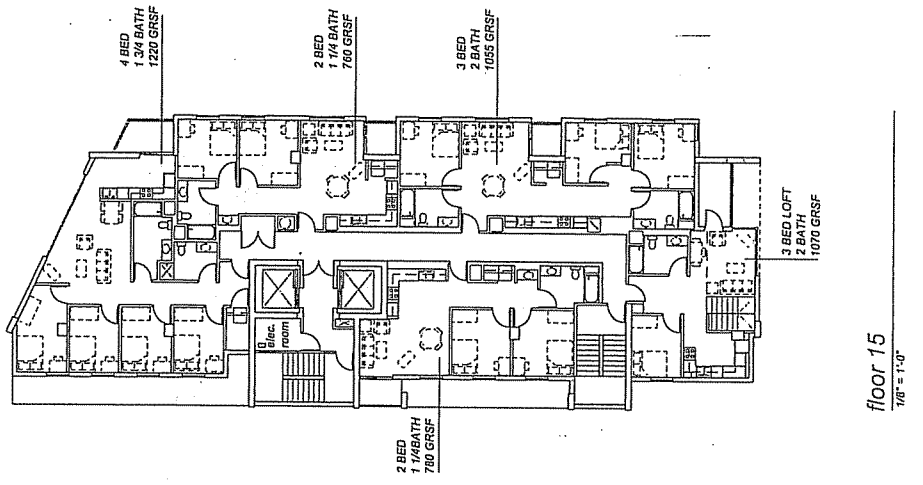
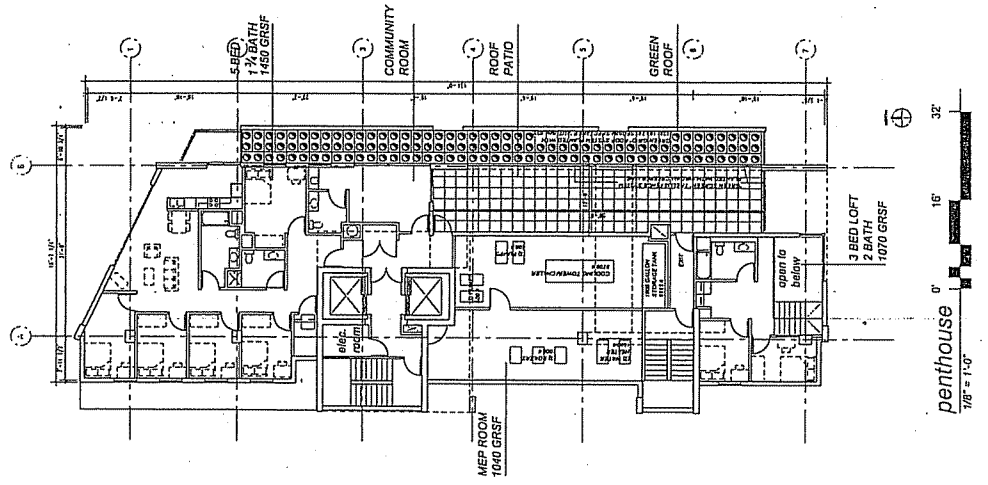


first floor  
1/8" = 1'-0"



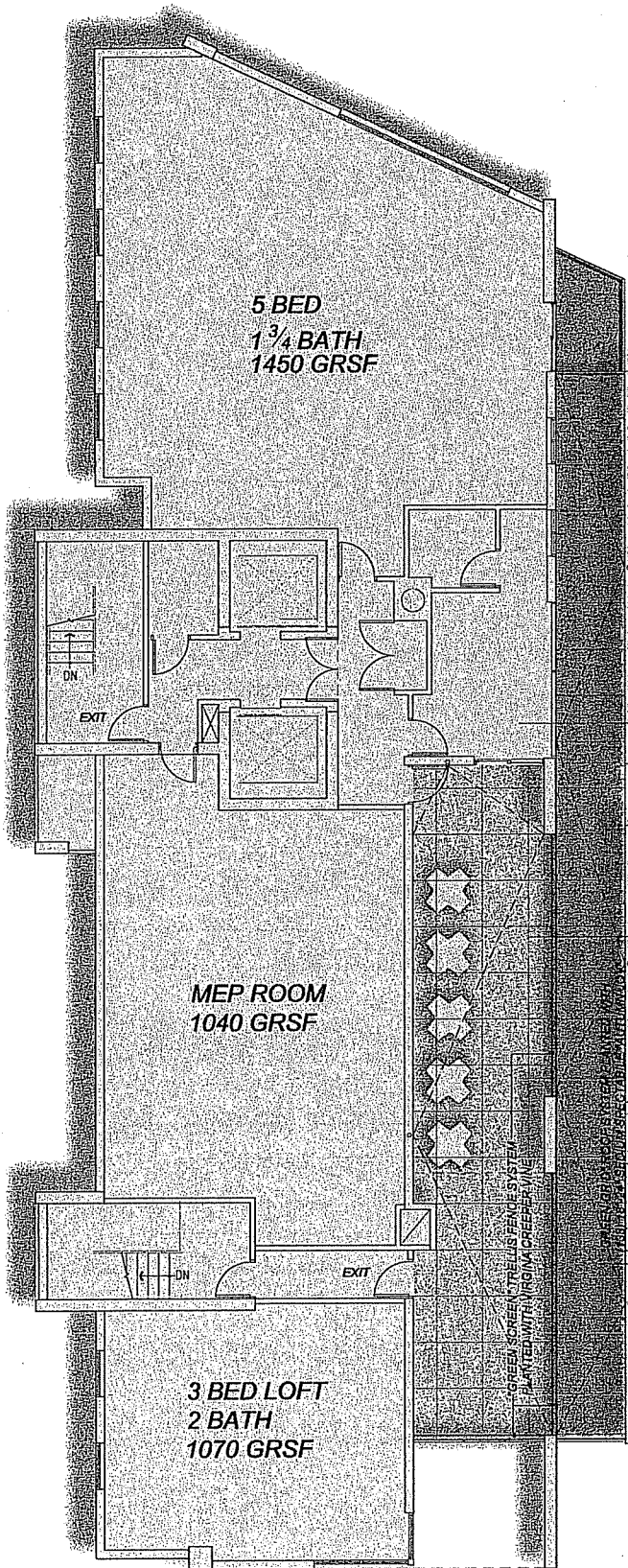
floor 2-14  
1/8" = 1'-0"

6



floor 15  
1/8" = 1'-0"

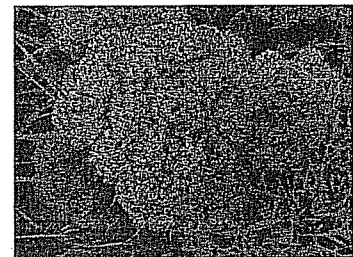
penthouse  
1/8" = 1'-0"



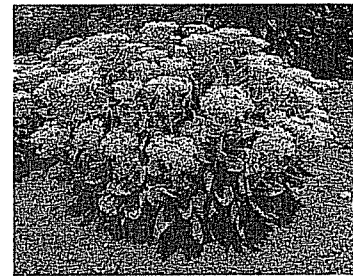
"greengrid" roof system installation



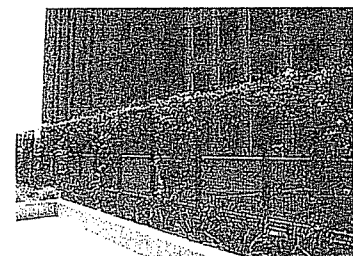
"greengrid" roof system installation



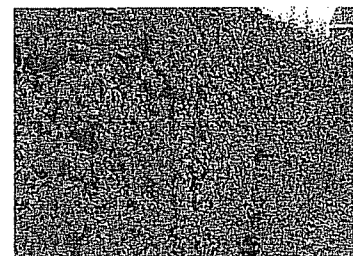
sedum spectabile "autumn joy"



sedum spectabile "autumn joy"



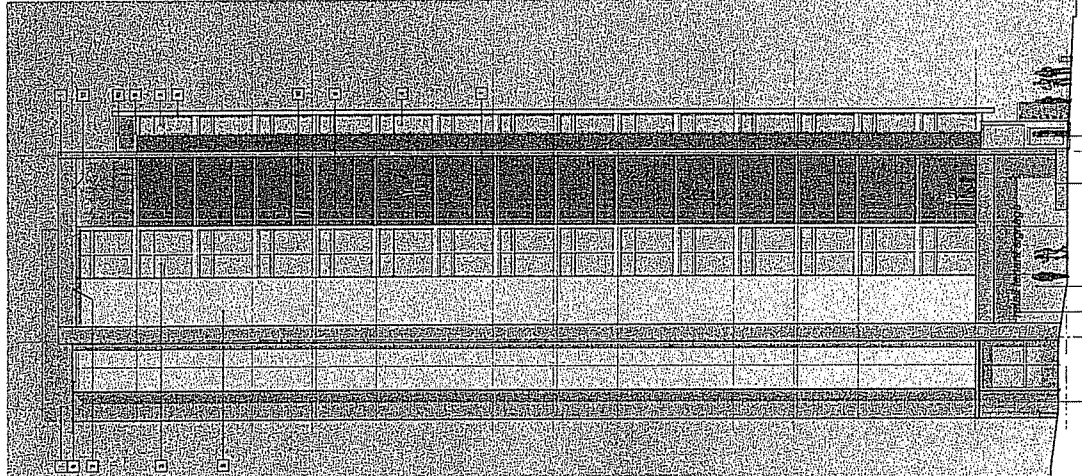
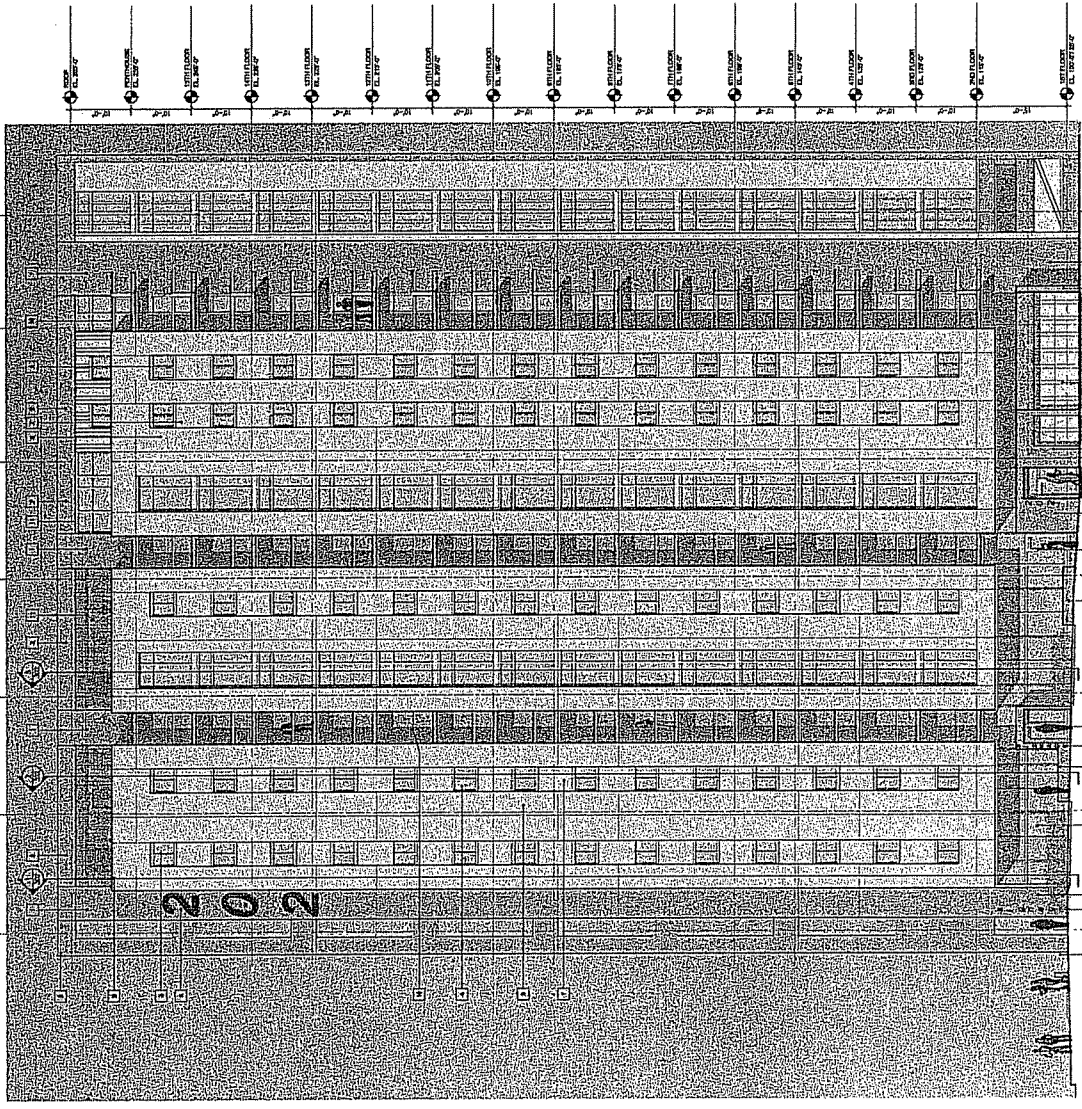
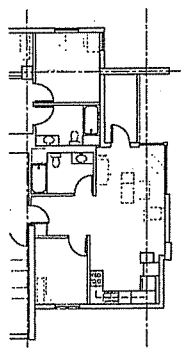
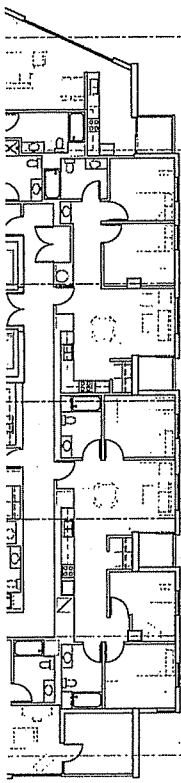
"greenscreen" trellis system



virginia creeper vine

16th floor / roof garden plan  
1/4" = 1'-0"

6



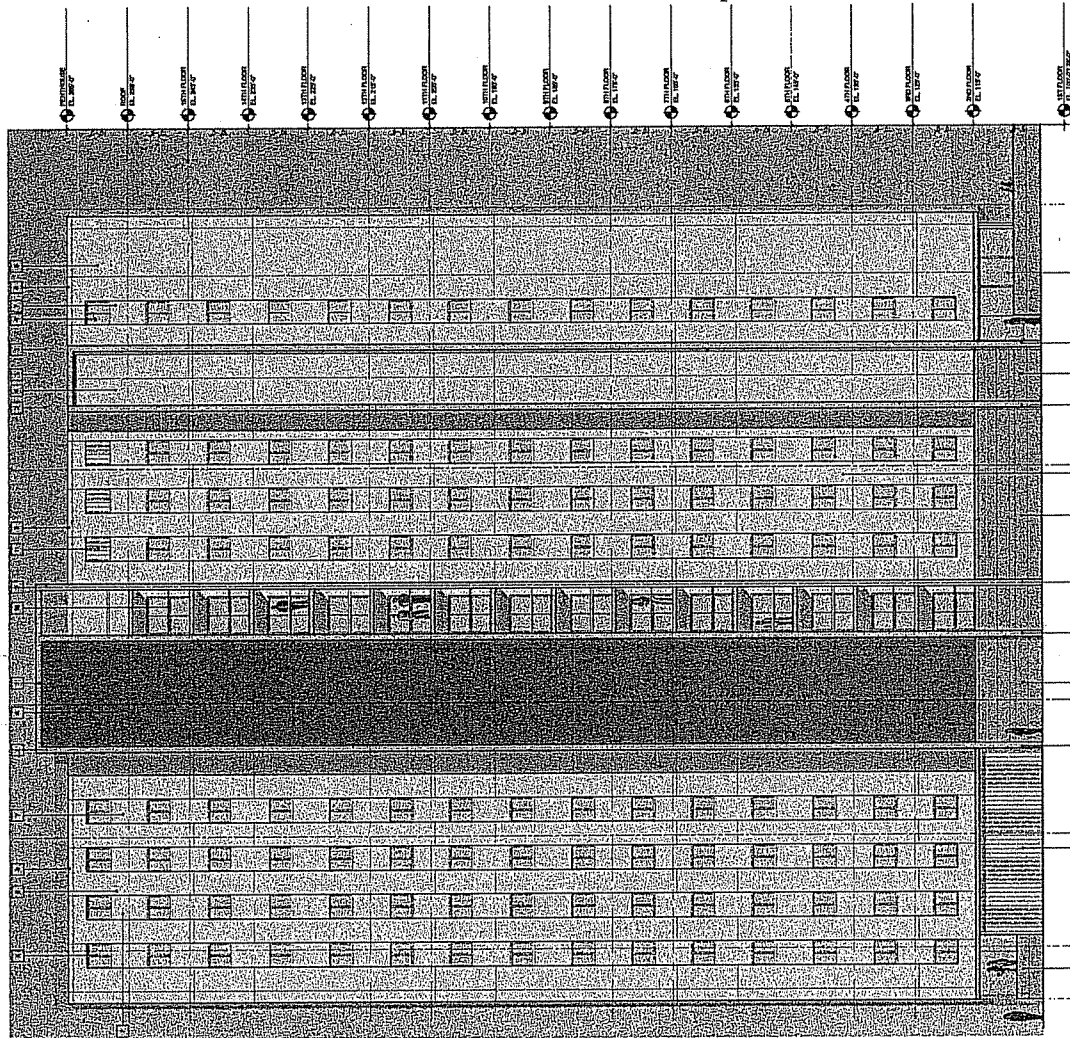
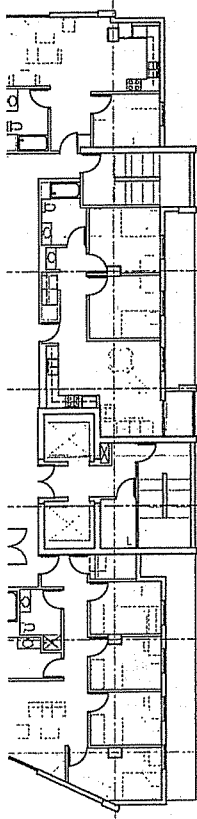
- KEY NOTES - BUILDING MATERIALS:
- 1 EXPOSED STRUCTURAL CONCRETE
  - 2 ALUMINUM FINISH
  - 3 ALUMINUM FINISH WITH GLASS CURTAIN WALL SYSTEM
  - 4 ALUMINUM FINISH WITH GLASS CURTAIN WALL SYSTEM WITH ALUMINUM PANELS
  - 5 ALUMINUM FINISH WITH GLASS CURTAIN WALL SYSTEM WITH ALUMINUM PANELS AND GLASS
  - 6 ALUMINUM FINISH WITH GLASS CURTAIN WALL SYSTEM WITH ALUMINUM PANELS AND GLASS AND ALUMINUM PANELS
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east elevation  
1/8" = 1'-0"

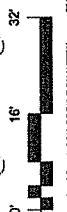
south elevation  
1/8" = 1'-0"

6

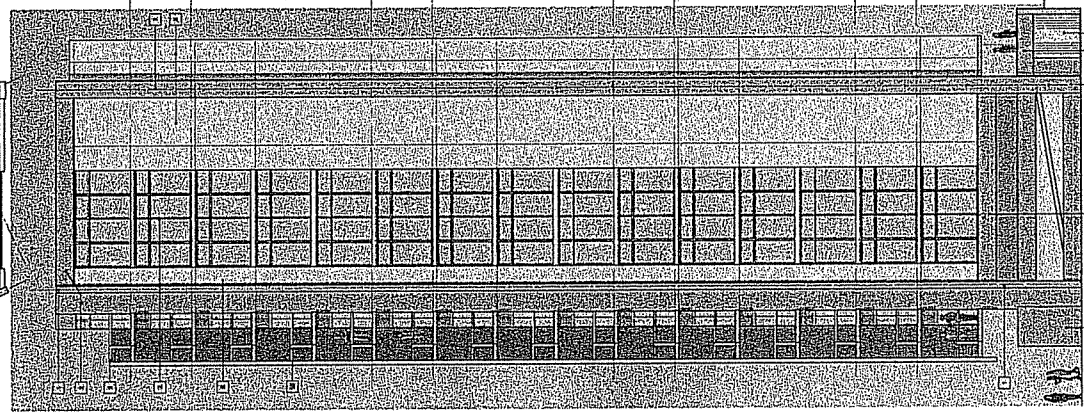
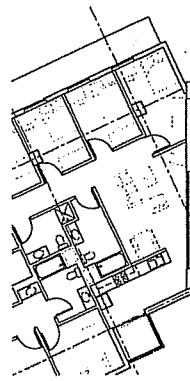




west elevation  
1/8" = 1'-0"

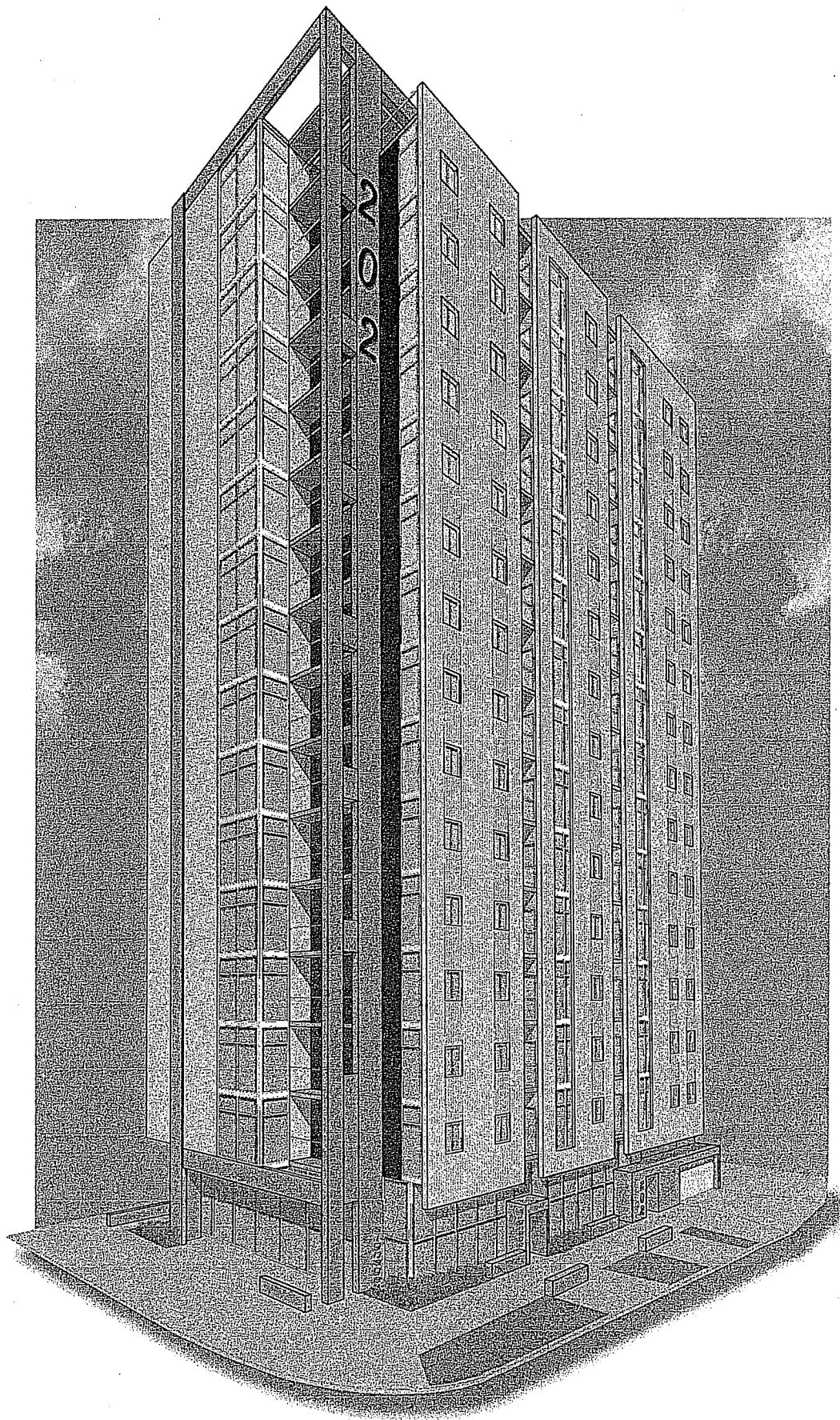


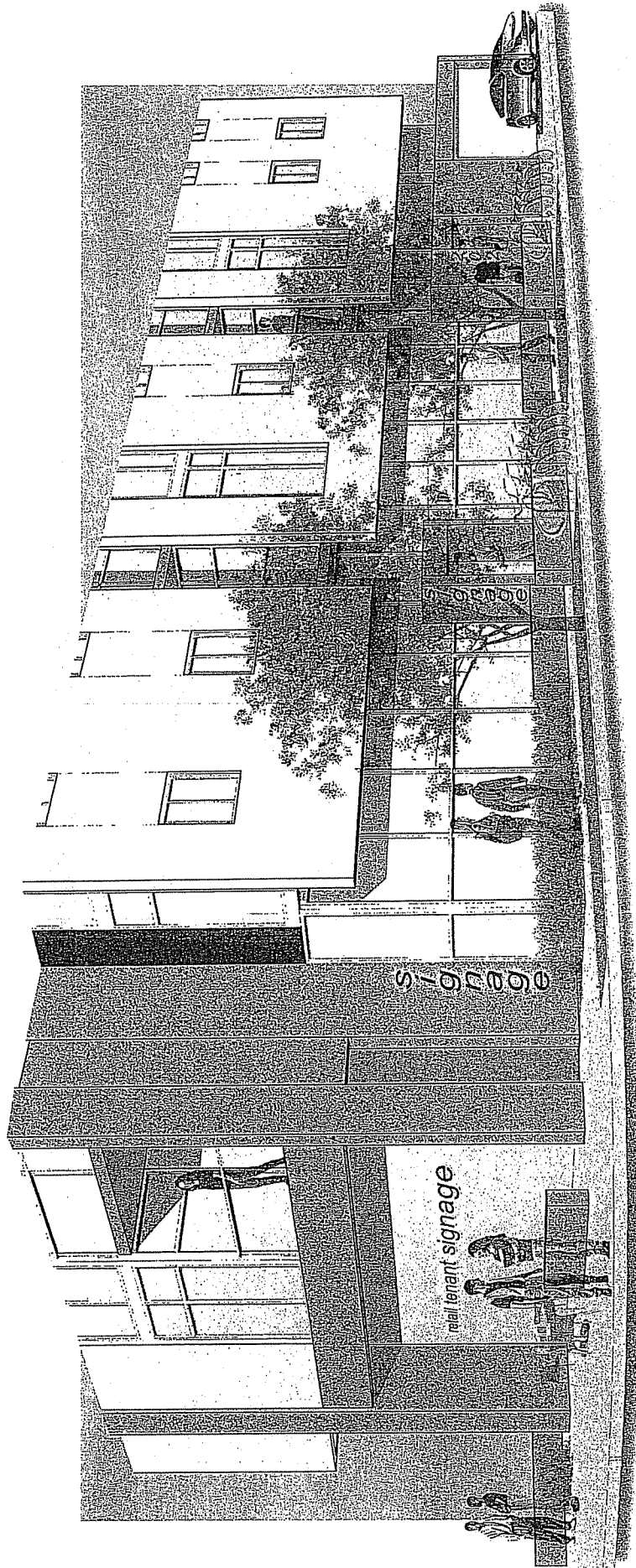
- KEY NOTES - BUILDING MATERIALS:
- 1 EXPOSED STRUCTURAL CONCRETE
  - 2 EXPOSED STRUCTURAL CONCRETE
  - 3 EXPOSED STRUCTURAL CONCRETE
  - 4 ALUMINUM SPANDREL SYSTEM
  - 5 ALUMINUM SPANDREL SYSTEM
  - 6 ALUMINUM SPANDREL SYSTEM
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  - 100 ALUMINUM SPANDREL SYSTEM



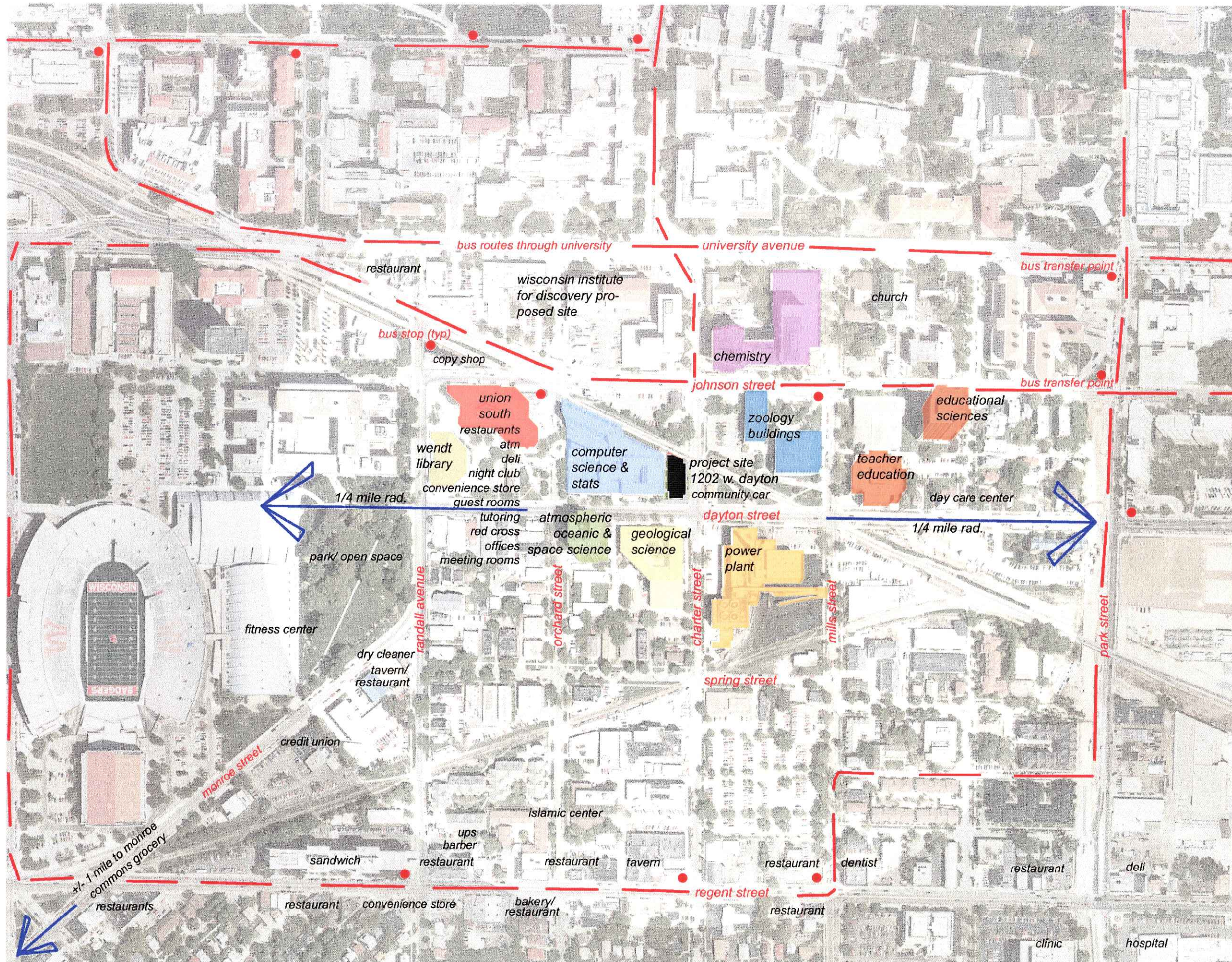
north elevation  
1/8" = 1'-0"

6





6



**amenities**

within an aprox. 1/4 mile radius of site

- 14 restaurants
- 2 delis
- 2 convenience stores
- 3 taverns
- 3 credit union atms
- credit union
- copy shop
- ups
- barber
- day-care center
- fitness center
- park
- church
- islamic center
- clinic/ hospital
- dentist