

CITY OF MADISON

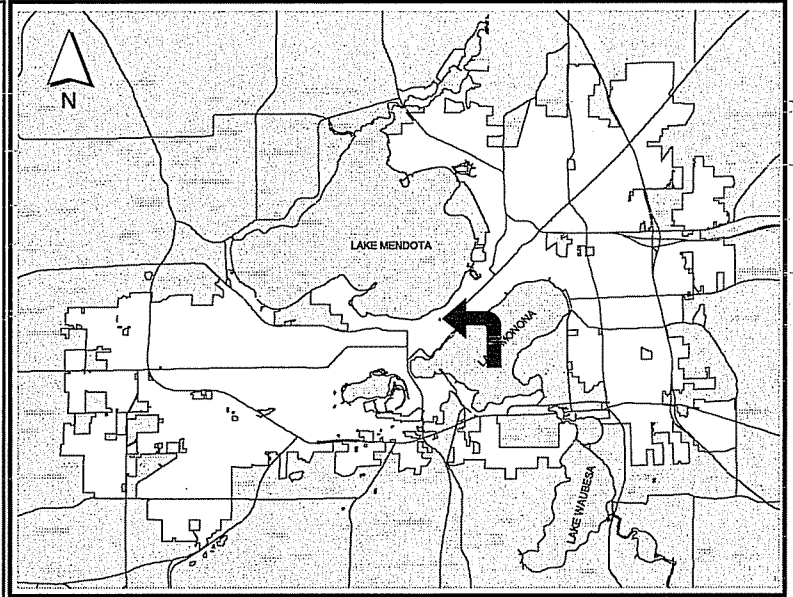
Proposed Demolition & Rezoning

Location: 22 East Dayton Street/
208 North Pinckney Street
 Applicant: Scott Lewis - CMI/
John Sutton - Sutton Architecture

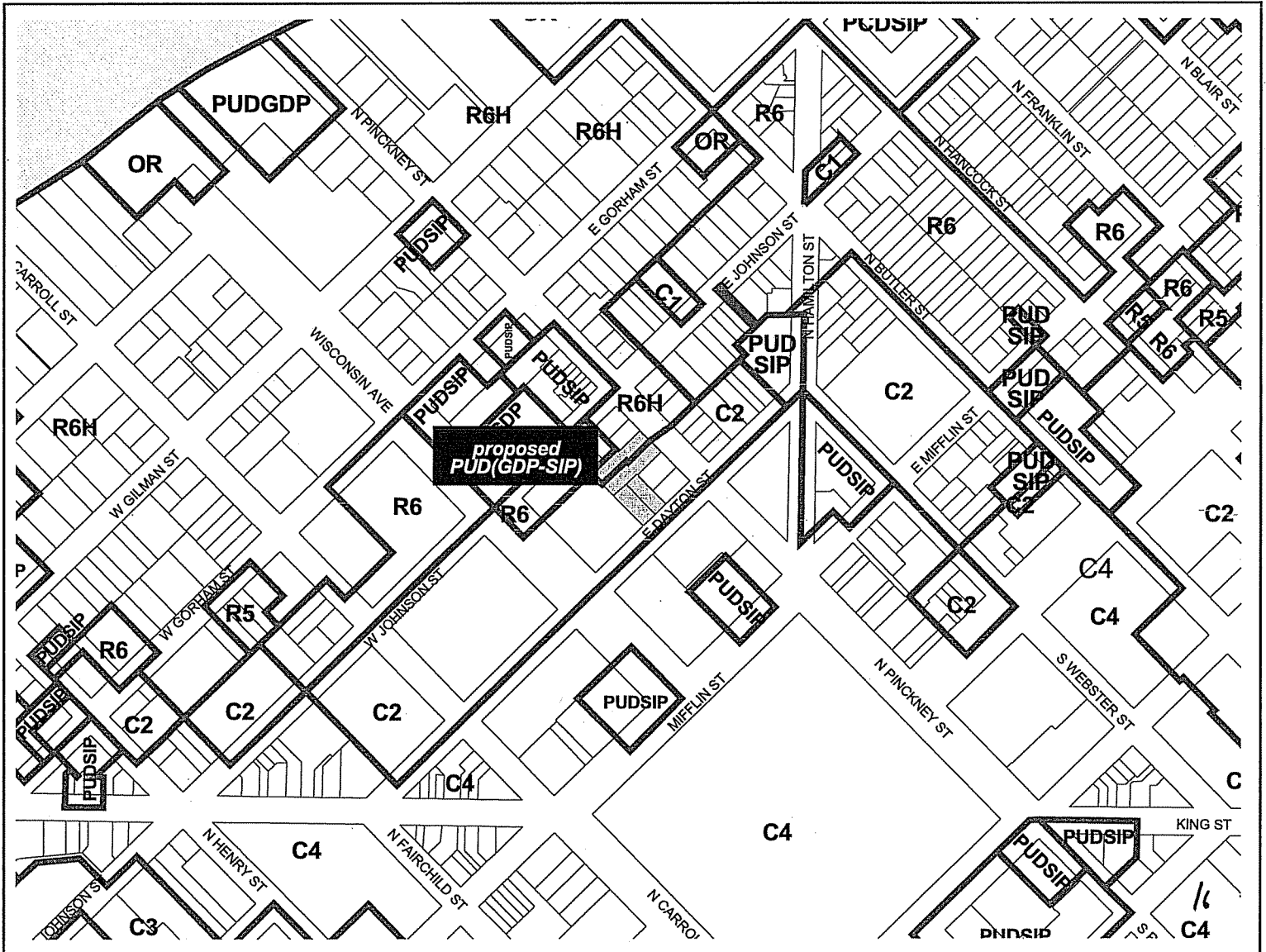
From C2 & R6H District(s)
 To PUD(GDP-SIP) District(s)

Existing Use: Apartment Buildings
 Proposed Use: Move 7-Unit Building to Pinckney St/
Demolish 2-Unit Building and Build
48-Unit Apartment Building

File No. _____
 Public Hearing Dates: _____
 Plan Commission 24 July 2006
 Common Council 01 August 2006



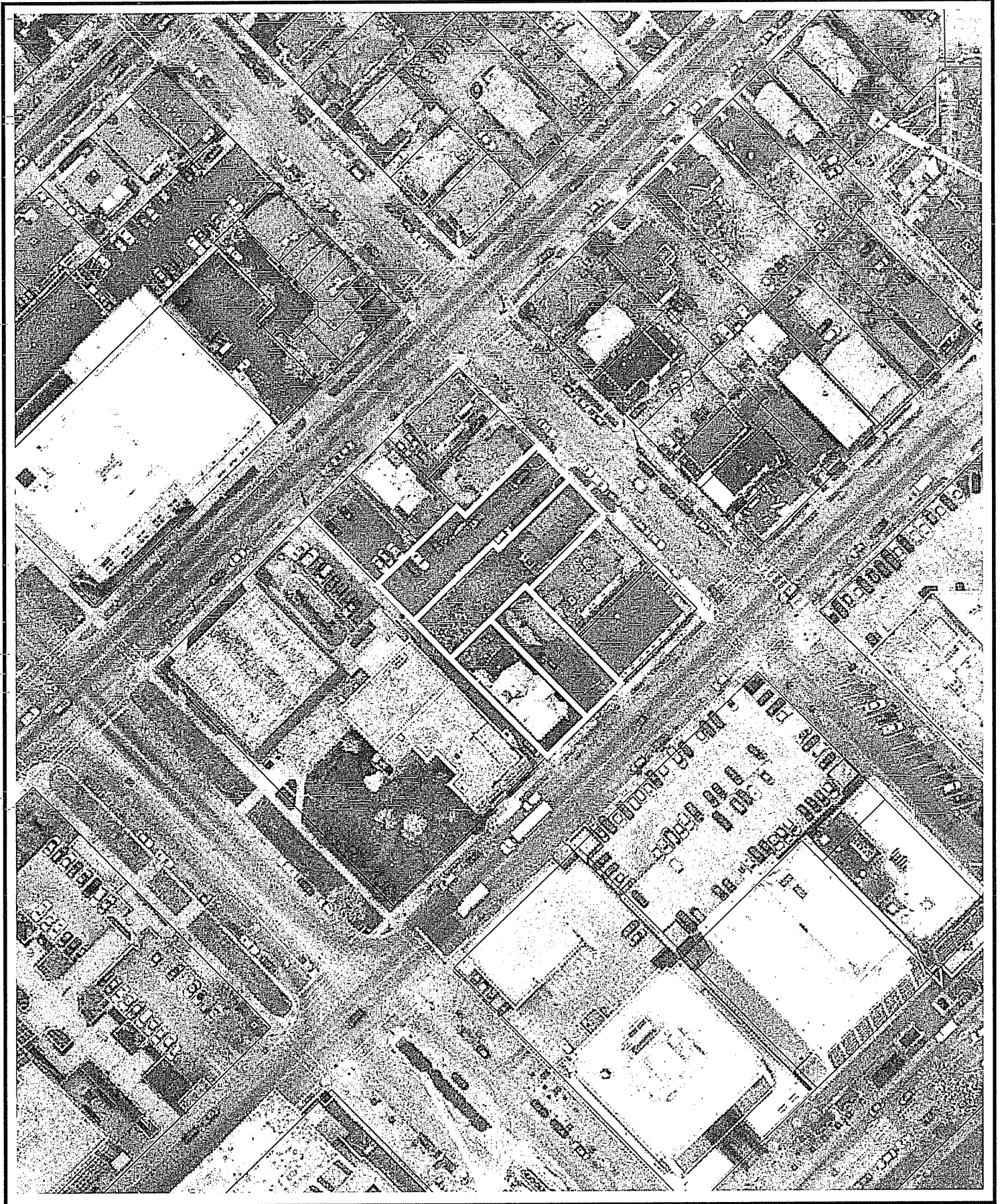
For Questions contact: Michael Waidelich at: 267-8732 or mwaidelich@cityofmadison.com or City Planning at 266-4635



22 E Dayton St/208 N Pinckney St

100 0 100 Feet

Date of Aerial Photography - April 2003

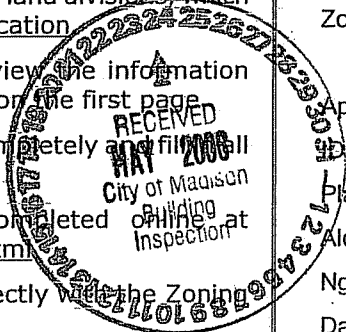




LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page of the application.
- 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.htm.
- All zoning applications should be filed directly with the Zoning Administrator.



JR OFFICE USE ONLY:	
Amt. Paid ^{\$} <u>1,250</u>	Receipt No. <u>71086</u>
Date Received <u>5-24-06</u>	
Received By <u>KAU</u>	
Parcel No. <u>0709-144-1607-3,081, and</u>	
Aldermanic District <u>04-Michal Verbeek 114</u>	
GQ <u>ok</u>	
Zoning District <u>C-2</u>	
For Complete Submittal	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
ADUP <input type="checkbox"/>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input type="checkbox"/>	Zoning Text <input checked="" type="checkbox"/>
Alder Notification <input type="checkbox"/>	Waiver <input type="checkbox"/>
Ngbrhd. Assn Not. <input type="checkbox"/>	Waiver <input type="checkbox"/>
Date Sign Issued _____	

1. Project Address: 22 E. DAYTON / 208 N. PINEKEY Project Area in Acres: .48 ACRES
Project Title (if any): 22 DAYTON

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

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

3. Applicant, Agent & Property Owner Information:

Applicant's Name: SCOTT LEWIS Company: CMI
Street Address: 106 E DOTY STREET City/State: MADISON WI Zip: 53703
Telephone: (608) 256-4200 Fax: (608) Email: CMI.SCOTT@CHARTER.NET

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

Property Owner (if not applicant): FIRST UNITED METHODIST CHURCH
Street Address: 203 WISCONSIN AVE. City/State: MADISON WI Zip: 53703

4. Project Information:

Provide a general description of the project and all proposed uses of the site: RELOCATE APARTMENT AT 18 E. DAYTON TO 208 N. PINEKEY (PHASE I). GDP FOR A 48 UNIT APARTMENT W/ 47 PARKING SPACES UNDERGROUND ALONG DAYTON (PHASE II).

Development Schedule: Commencement FALL 2006 Completion FALL 2008

CONTINUE →

5. Required Submittals:

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch=equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan-set reduced to fit onto 11 inch-by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan-set reduced to fit onto 8 1/2 inch-by 11 inch-paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record and boundary description prepared by a land surveyor.
- Filing Fee:** \$ 1250.00 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing buildings, **photos** of the interior and exterior of the structure(s) to be demolished shall be submitted with your application. Be advised that a **Reuse and Recycling Plan** approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:
→ The site is located within the limits of the: _____ Plan, which recommends: _____ for this property.

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

MIKE VEVEER, MANLSON HILL, CAPITAL NEIGHBORHOOD

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

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

Planner PETE OLSON Date _____ | Zoning Staff MATT TUCKER Date _____

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

Printed Name Scott C. Lewis Date 5/24/06

Signature [Signature] Relation to Property Owner owner

Authorizing Signature of Property Owner [Signature] Date 5/24/06

Project Overview

This submittal is to redevelop block 91, in concert with the First United Methodist Church. This will allow us to make improvements to existing infrastructure, housing and apartments, landscaping, and create a new infill project along Dayton. The first phase is to move the existing apartments at 18 East Dayton to 208 North Pinckney Street, which is currently a parking lot.

This will help secure the long-term use of all the existing housing along East Johnson and North Pinckney, while allowing new development in this very desirable central downtown location. This also increases parking for all the tenants on this block and brings services to the central of the block, such as trash pick-up, that is now located along the streetscapes.

★ The intent is to comply with all inclusionary zoning requirements for the new apartment building. We ask that the existing house, which will be moved, be exempt from inclusionary zoning.

The existing structure that is being moved has seven apartments in it. The entire structure will be improved, from finishes to mechanical. Even though the lot is substandard, it is similar to adjacent lots. No housing will be lost, as the new location is a surface parking lot. Side yards are actually being improved. In phase II, we will be tearing down one existing house at 24 East Dayton that is in terrible condition. The basic structure is minimal and there are no architectural features. This will allow us to construct a 48-unit apartment, with 47 underground parking spots. The current PUD application will include a GDP for phase two. It is expected that design detail and final unit layout will be developed later this year.

This block redevelopment will help with the church's future needs, as well as make improvements to landscaping. The new structure will enhance the choices for housing, and provide more affordable and accessible units.

We have worked closely with the neighborhood to develop the entire block plan, along with the church-building committee and architect. Everyone agreed in the importance of maintaining, and enhancing the residential feel along Johnson and Pinckney. The move of the existing structure was a strong request by the neighborhood. The larger infill project on Dayton will be submitted at a later date for the SIP portion. This will allow us more time to look at that market and detail of the architecture.

The moved structure will have 125 square feet of porch. There is no useable yard at the existing location. Phase II will have 1800 square feet of open space, with an additional 1500 square feet of deck space.

LETTER OF INTENT

May 24, 2006

Amended June 7, 2006

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

208 North Pinckney Street – Phase I

22 East Dayton Street – Phase II

Timeline

Phase I

June '06	First United Methodist Church submits for rezoning
June '06	Church and Scott Lewis submit CSM (4 lots)
August '06	Church demos portion of existing structure
August '06	Scott Lewis moves 18 E. Dayton to 208 N. Pinckney Street
Sept. '06	Church starts addition and remodeling of facility.

Phase II

Oct. '06	Scott Lewis submits amendment to PUD for 48 unit at 22 E. Dayton.
April '07	Demolition of 26 East Dayton
May '07	Scott Lewis starts construction for new 48 unit apartment.

Proposed by

Scott Lewis
106 East Doty Street
Madison, WI 53703

(608) 256-4200

Prepared by

Sutton Architecture
104 King Street
Madison, WI 53703

(608) 255-1245

STATEMENT OF RATIONALE (MARKET)

This submittal is to redevelop block 91, in concert with the First United Methodist Church. This will allow us to make improvements to existing infrastructure, housing and apartments, landscaping, and create a new infill project along Dayton. The first phase is to move the existing apartment at 18 East Dayton to 208 North Pinckney Street, which is currently a parking lot and owned by the Church.

FEASABILITY

This will help secure the long term use of all the existing housing along East Johnson and North Pinckney, while allowing new development in this very desirable central downtown location. This also increases parking for all the tenants on this block and brings services to the central of the block, such as trash pick-up, that is now located along the street.

PROJECT DESCRIPTION

The first phase is an existing structure that is being moved with 7 apartments in it. The entire structure will be improved, from finishes to mechanical. Even though the lot is substandard, it is similar to adjacent lots. No housing will be lost, as the new location is a surface parking lot. Two other existing structures will remain, both duplex units. In phase II, we will be tearing down one of the existing units at 24 East Dayton that is in terrible condition, while the fully restored unit at 206 N. Pinckney Street, will remain. The structure at 24 E. Dayton is minimal and there are no architectural features. This will allow us to construct the 48 unit apartment, with 47 underground parking spots. This phase will be submitted as an amendment to the first phase with additional details.

POTENTIAL IMPACTS (AMENITIES)

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

NEIGHBORHOOD CONTEXT (DENSITY)

We have worked closely with the neighborhood to develop the entire block plan, along with the church building committee and architect. Everyone agreed in the importance of maintaining, and enhancing the residential feel along Johnson and Pinckney. The move of the existing structure was a strong request by the neighborhood. The larger infill project on Dayton will be submitted within a year as an amendment to the PUD. This will allow us more time to look at that market and detail of the architecture.

OPEN SPACE

The moved structure will have 125 square feet of porch. There is no useable yard at the existing location. Phase II will have 1800 square feet of open space, with an additional 1500 square feet of deck space.

PARKING AND ACCESS

Three stalls will be provided, accessible from the relocated service drive, for the relocated apartment building. 6 additional stalls will be available for the existing apartments. Another 4 will be able to be created with the relocated service drive for the apartments at E. Johnson Street. In phase II, 47 underground stalls will be provided, with two stalls meeting ADA requirements.

MANAGEMENT

It will be managed by the owner, CMI Management. They have an office and staff in the downtown area, at 106 East Doty Street, where most of their properties are located.

BIKE PARKING

With the improved landscaping, we will have locations for 7 bikes for the relocated structure and 50 for the phase II.

CURRENT ZONING

The existing zoning is R-6H for the relocated structure and C-2 for phase II. Below is a comparison of what is provided to what is required on phase I.

	actual lot	required
Lot Area:	3,178 s.f.	3,900 s.f.
Floor Area Ratio:	50% lot coverage	N/A
Yard Requirement:	5 front 17' rear 3.5'/5' side	15 front 30' rear 7.5' min/15' combined
Useable Open Space:	125 s.f.	840 s.f.
Off Street Parking:	3	0
Bike stalls	7	7
Service Bay	1	1(for phase II)
Height	39'	50'

GENERAL DESIGN STANDARDS—PHASE I

Architectural Design

Maintain existing original wood siding and details.

Utilities

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

Storm Drainage

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

Site Lighting

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

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

Signs

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

Service Area

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

Landscaping

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

Walkways

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

The porch on the existing building will have the railings rebuilt that will be similar to the original, but meet current code requirements.

Parking Areas

We will have 3 parking stalls for the 7 unit, relocated apartment building. The stalls will be "one size fits all", 8'-10" by 17'-0", with 23'-0" drive aisles. Five stalls will be added to the existing duplex apartment along with adding 4 to the E. Johnson property, accessed off the relocated service drive.

ZONING TEXT PUD(GDP-SIP)

**The Dayton/Residential
22 East Dayton Street, 208 North Pinckney Street
Madison, WI 53703**

Legal Description: The lands subject to this Planned Unit Development shall include those described on Exhibit A, attached hereto.

A. Statement of Purpose: This zoning district is established for the development of 57 apartments with 78 total bedrooms.

B. Permitted Uses:

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

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

D. Floor Area Ratio:

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

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

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

I. Signage: Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R-6 district, or signage will be provided as approved on the recorded plans.

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

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

PART 1 - DEVELOPMENT INFORMATION:

Project or Plat 22 E Dayton St

Project Address: 22 E Dayton St Project Area (in acres): .41

Developer: Scott Lewis Representative: _____

Street Address: 106 E Dady St City/State: Madison, WI Zip: 53703

Telephone: (608) 256-4200 Fax: (608) 256-4210 Email: CMIscott@charterinternet.net

Agent, If Any: John Sutton Company: Sutton Architecture

Street Address: 104 King St City/State: Madison Zip: 53703

Telephone: (608) 255-1245 Fax: (608) 255-1764 Email: Suttonarch@sbcglobal.net

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		48		9	57	.41
TOTAL		48		9	57	.41

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				9			
Maximum Monthly Rent Price				525 885			

PART 4 - DWELLING UNIT COMPARISON:

Complete the following table as it pertains to this project:

	MARKET-RATE UNITS					INCLUSIONARY UNITS				
	Studio / Effcy	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms	Studio / Effcy	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms
Owner-Occupied Units with:										
Minimum Floor Area:										
Rental Units With:	8	25	12	3		2	5	2		
Minimum Floor Area:	480-600	575-750	775-875	1100-1200		480-520	575-675	775-800		

CONTINUE →

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 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 affordable 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 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 comments.

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

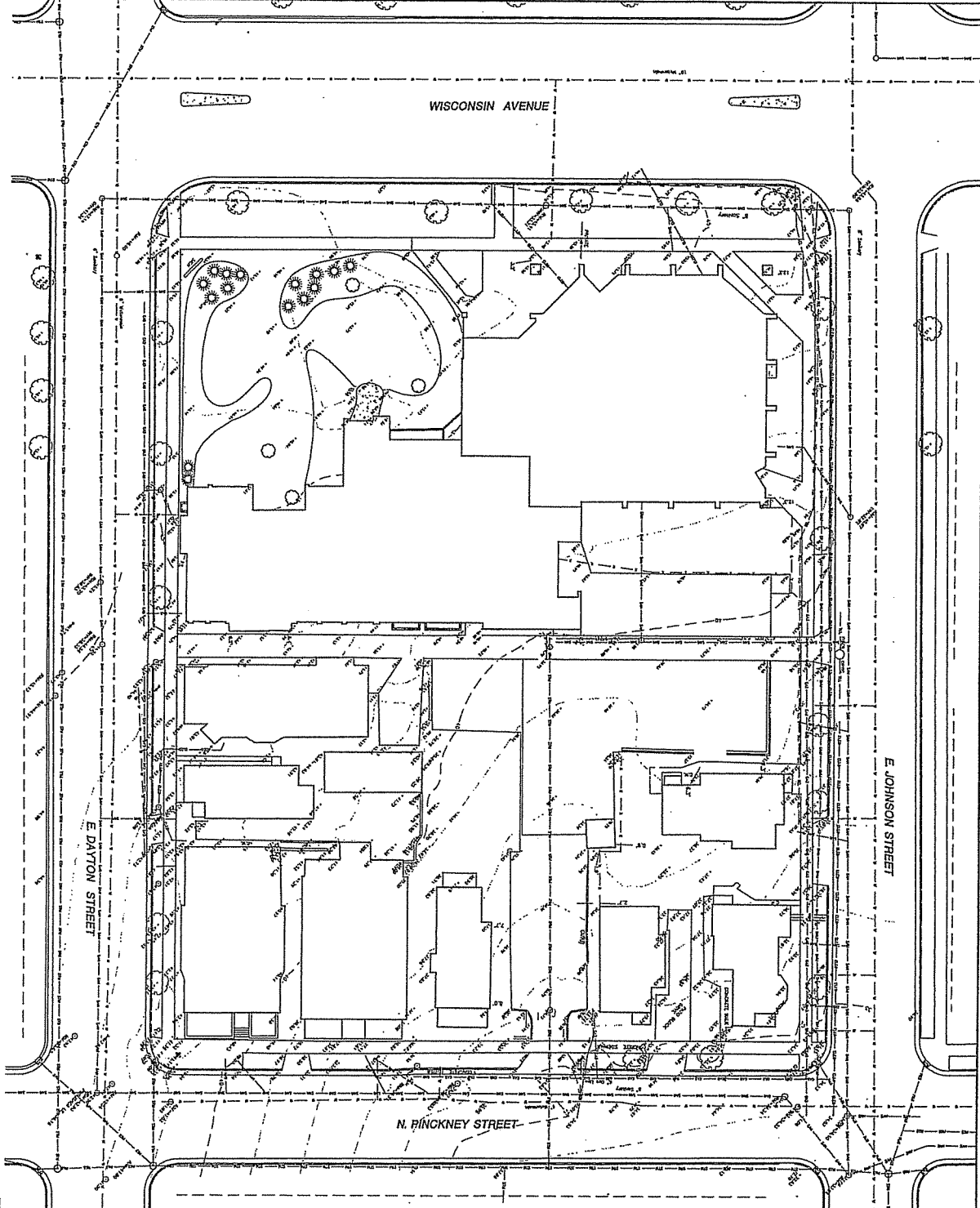
CONTINUE →

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

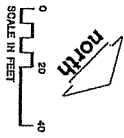
- The applicant discussed this development proposal with representatives from the Planning Unit, Zoning Administrator and Community Development Block Grant Office on: → 6/5/06
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: → _____
- The applicant notified Alderperson Mike Verreer of District 4 of this development proposal in writing on: → 2005 6 5/06 meeting 5/31
- The applicant also notified Ladell Zellers of the Mansion Hill neighborhood in writing on: → 2005 5/17 5/31 meeting
- 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 6/6/06
 Printed Name Scott Lewis Phone (608) 256-4200

Effective September 1, 2004



GENERAL NOTES
 1. EXISTING CONDITIONS AND RECORD OF SURVEY, INC. AND EXHIBITS
 2. PREPARED BY ARCHITECT SCOTT LEWIS, INC.



REVIEW DRAWING
 NOT TO BE USED FOR CONSTRUCTION
 DATE OF ISSUE
 MAY 24, 2006

JSD
 Johnson Survey & Design, Inc.
 PLANNING & ENGINEERING
 TRANSPORTATION ENGINEERING
 SURVEYING AND MAPPING
 ENVIRONMENTAL ENGINEERING
 ARCHITECTURAL ARCHITECTURE
 ARCHITECTURAL RECORD OFFICE
 601 N. Jackson Street
 Dayton, Kentucky 45320
 Phone: 937-233-2000
 Fax: 937-233-2002
 ALUMINUM RECORD OFFICE
 102 E. DOPY ST.
 AMESON, IN 45703
 Phone: 317-838-3114
 Fax: 317-838-0144

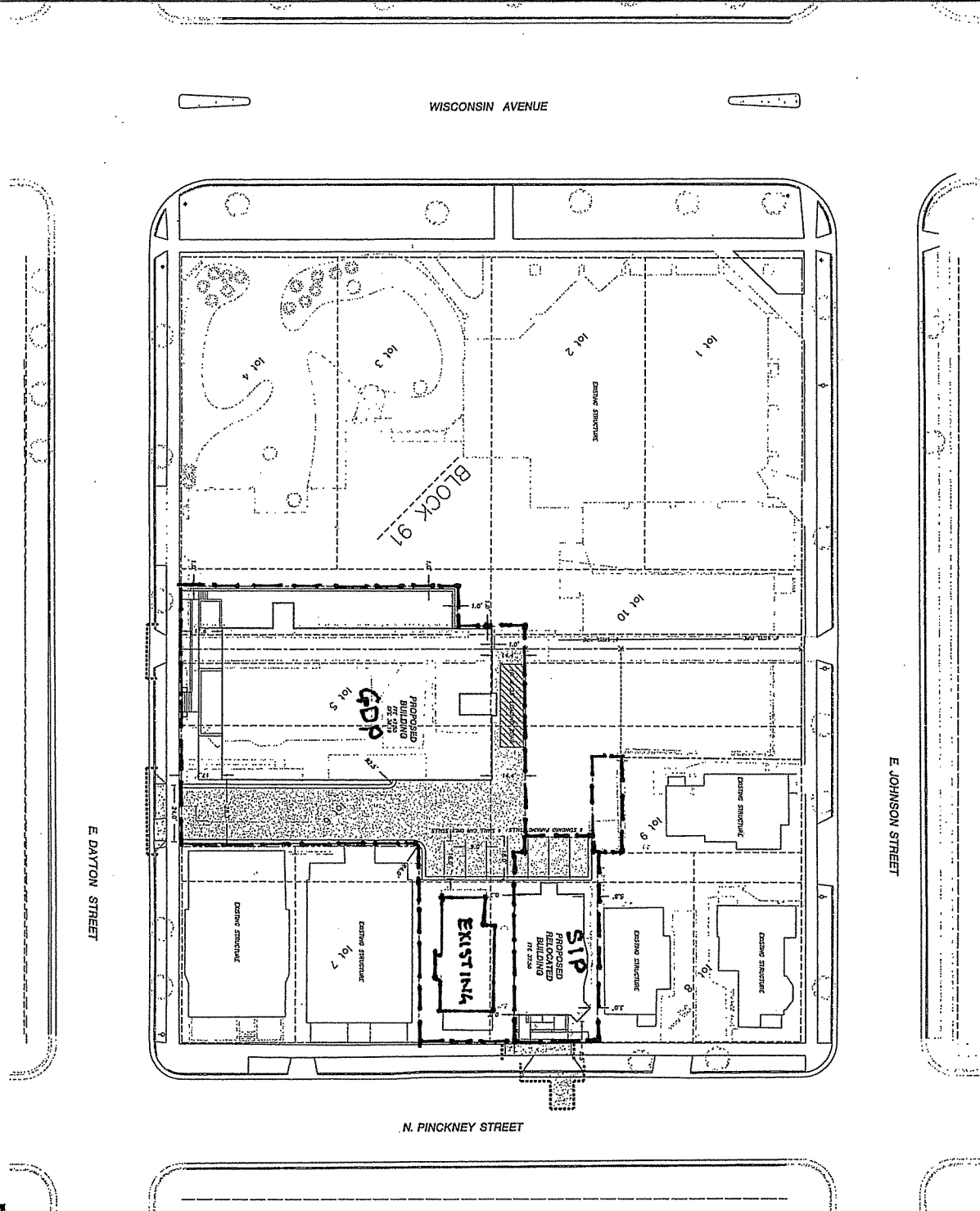
PROJECT
22 DAYTON
 AMESON, IN

ARCHITECT
SCOTT LEWIS
 102 E. DOPY ST.
 AMESON, IN 45703

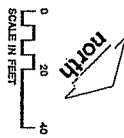
DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 IN CHARGE: _____
 TITLE: _____
 THESE PLANS AND SPECIFICATIONS were prepared by the firm of Johnson Survey and Design, Inc. and are to be used in whole or in part at Johnson Survey and Design, Inc. The user of these plans and specifications shall be responsible for their use.

EXISTING
 CONDITIONS
C11

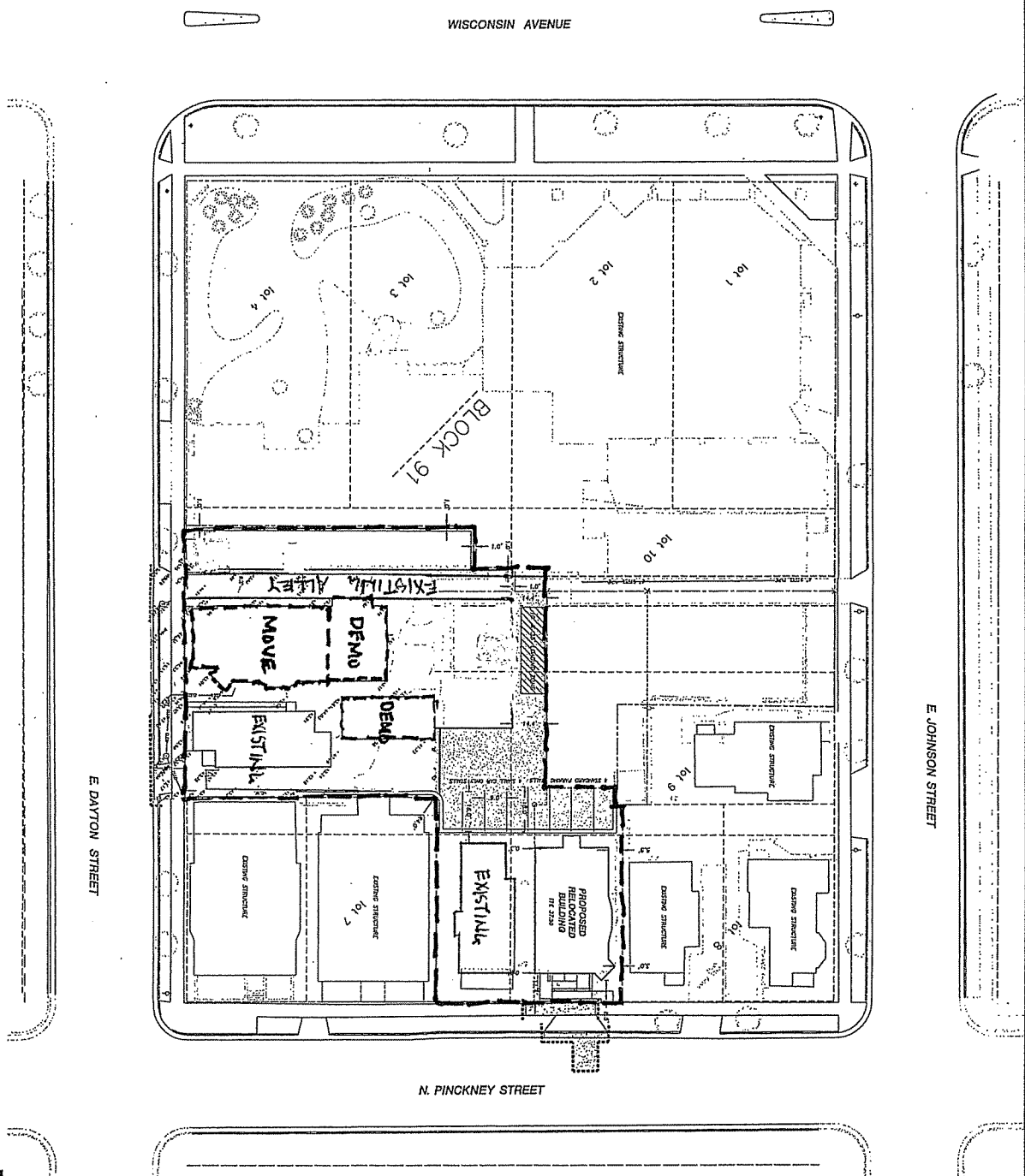
NO PROJECT NUMBER
 052324
 NO PROJECT FILE
 T-01.1
 SCALE 1" = 20'



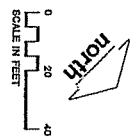
REVIEW DRAWING
 NOT TO BE USED FOR CONSTRUCTION
 DATE OF ISSUE
 MAY 24, 2006



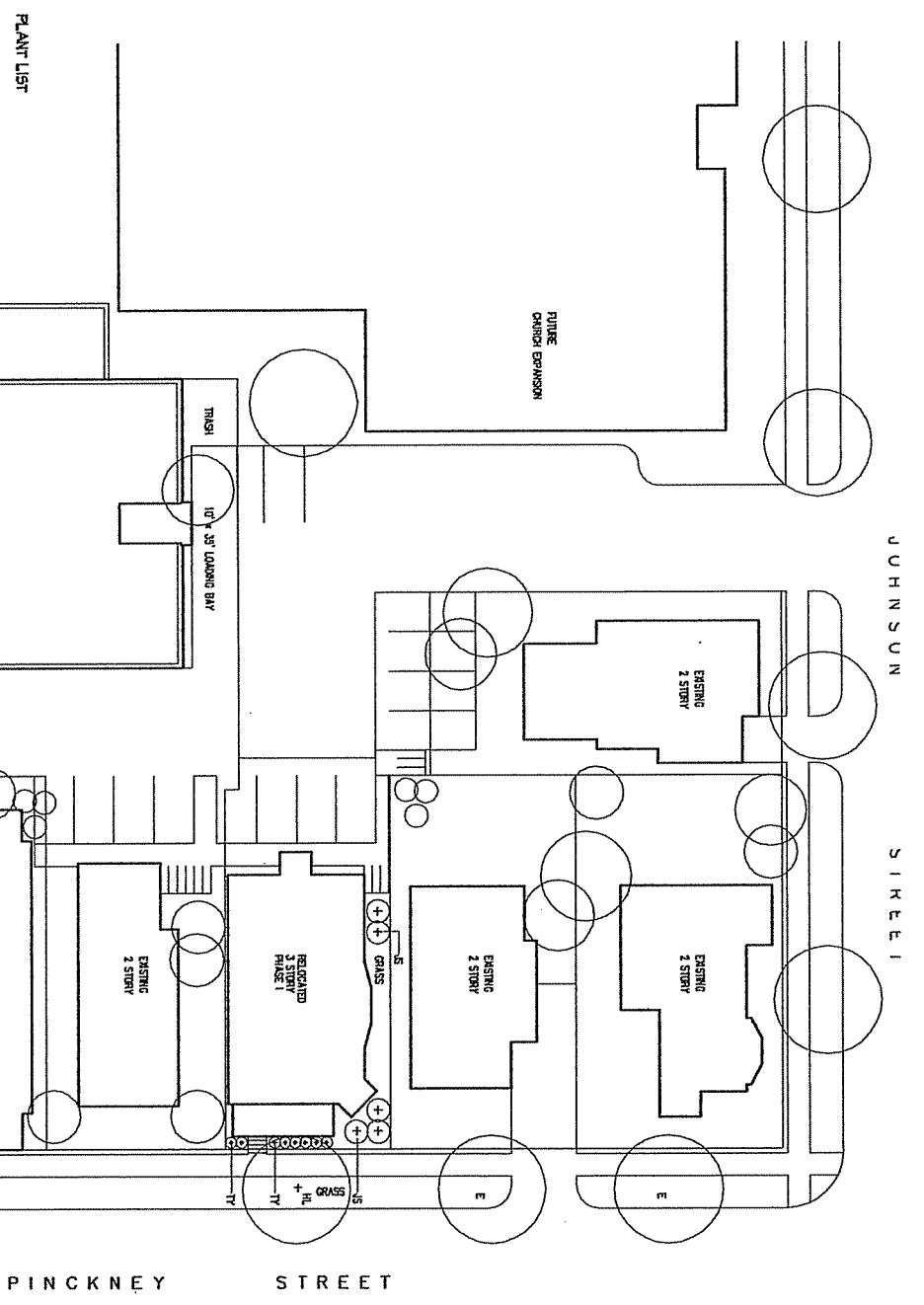
<p>JSD - Engineers & Surveyors JSD Survey & Design, Inc. • CIVIL AND SURVEYING • ELECTRICAL ENGINEERING • MECHANICAL ENGINEERING • TRANSPORTATION ENGINEERING • CONSTRUCTION MANAGEMENT JANSON REGIONAL OFFICE 401 E. 10th St. Janson, WI 53033 (262) 462-2200</p>	
<p>REGULATORY REGIONAL OFFICE 402 E. 23rd St. Janson, WI 53033 (262) 462-2200</p>	
<p>PREPARED BY: SCOTT LEWIS 106 E. DOTY ST. JANSON, WI 53033</p>	
<p>PROJECT: 22 DAYTON JANSON, WI</p>	
<p>NOTES: Although every effort has been made to provide data for accuracy, the contractor is responsible for the verification of all data and dimensions of the project. JSD and JSD Survey & Design, Inc. are not responsible for any errors or omissions that may occur in the field or in the office. JSD and JSD Survey & Design, Inc. are not responsible for any errors or omissions that may occur in the field or in the office.</p>	
<p>DATE: 5/24/06 SCALE: 1" = 40'</p>	
<p>PHASE II SITE PLAN GDP C1.2A</p>	



REVIEW DRAWING
 NOT TO BE USED FOR CONSTRUCTION
 DATE OF ISSUE: MAY 24, 2006



<p>JSD Judd & Associates Architects, Engineers & Planners, Inc. • PLANNING & DEVELOPMENT • TRANSPORTATION ENGINEERING • SURVEYING AND MAPPING • ENVIRONMENTAL MANAGEMENT • CONSTRUCTION MANAGEMENT MADISON REGIONAL OFFICE 101 Jackson Drive Madison, Wisconsin 53703 (608) 261-2800 FAX: (608) 261-2800 402 WEST MOUNTAIN ROAD MADISON, WISCONSIN 53703 (608) 318-0181</p>	<p>PROJECT NO: SCOTT LEWIS 108 E. DOY ST. MADISON, WI 53703</p>	<p>PROJECT NO: 22 DAYTON MADISON, WI</p>	<p>DATE: 5/24/06 DRAWN BY: JSD CHECKED BY: JSD PROJECT NO: 05214 SHEET NO: 102-734 TITLE: SITE PLAN</p>	<p>PHASE 1 SITE PLAN S1P</p>	<p>102-734 C12B 20 PROJECT NUMBER: 05214 20 SHEET NO: 102-734 20 SCALE: 1/4" = 1'-0"</p>	<p>REVIEW DRAWING NOT TO BE USED FOR CONSTRUCTION DATE OF ISSUE: MAY 24, 2006</p>
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PLANT LIST

LET	NAME	SIZE	ROOT
M	SCULPTURE BURNING BUSH	3' CAL.	B3
J	JAPANESE SPRING	8-10'	COM.
T	TRAVERTINE TREE	5 GAL.	COM.
E	EXISTING		

LANDSCAPE PLAN
 SCALE: 1" = 20'-0"

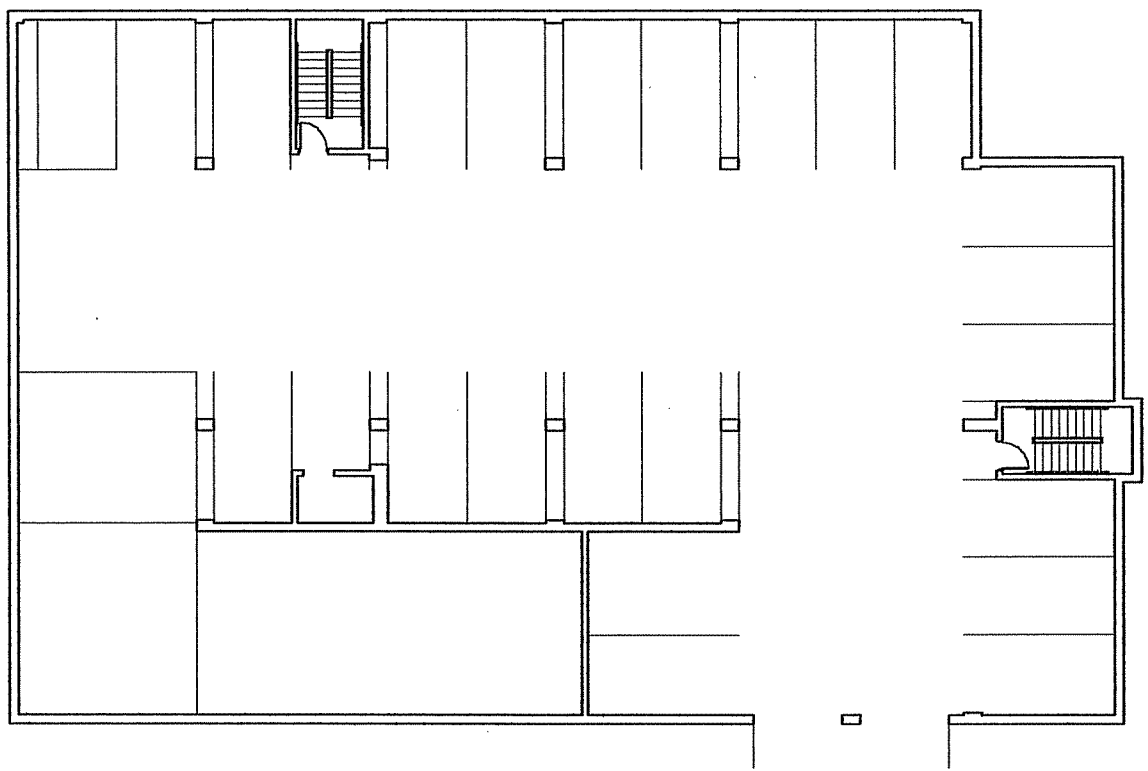
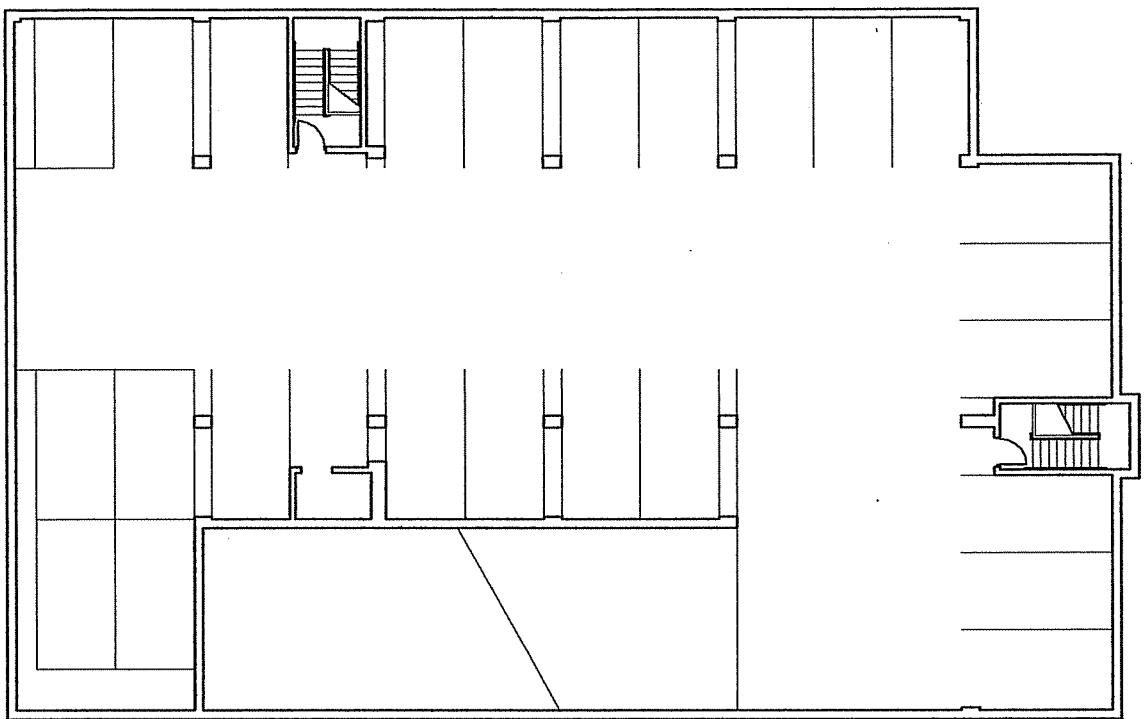


PROJECT
 22 Dayton
 Residential
 East Dayton Street
 Madison Wisconsin 53703

DRAWING
 FLOOR PLANS

DATA
 Project # 200525
 Date 03/24/05
 Drawn by JWA





3 PARKING LEVEL B FLOOR PLAN
 ALL SCALE: 1" = 10'-0"



1 PARKING LEVEL A FLOOR PLAN
 ALL SCALE: 1" = 10'-0"

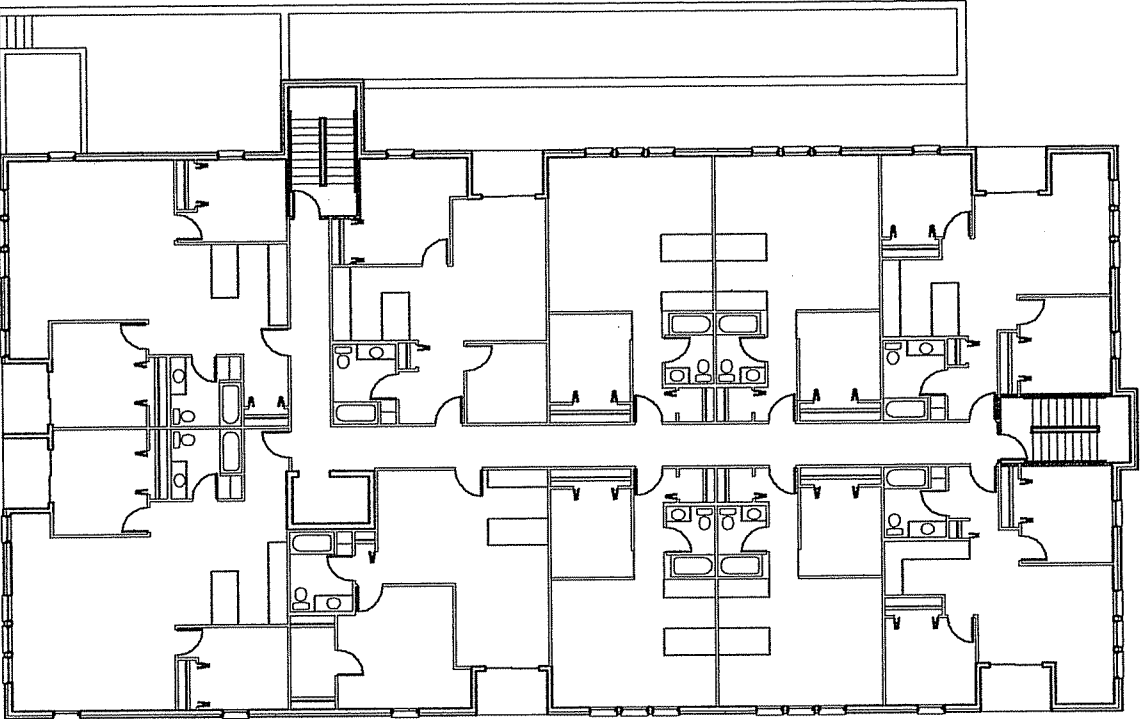


PROJECT
 22 Dayton (Phase II)
 Residential
 East Dayton Street
 Madison Wisconsin 53703

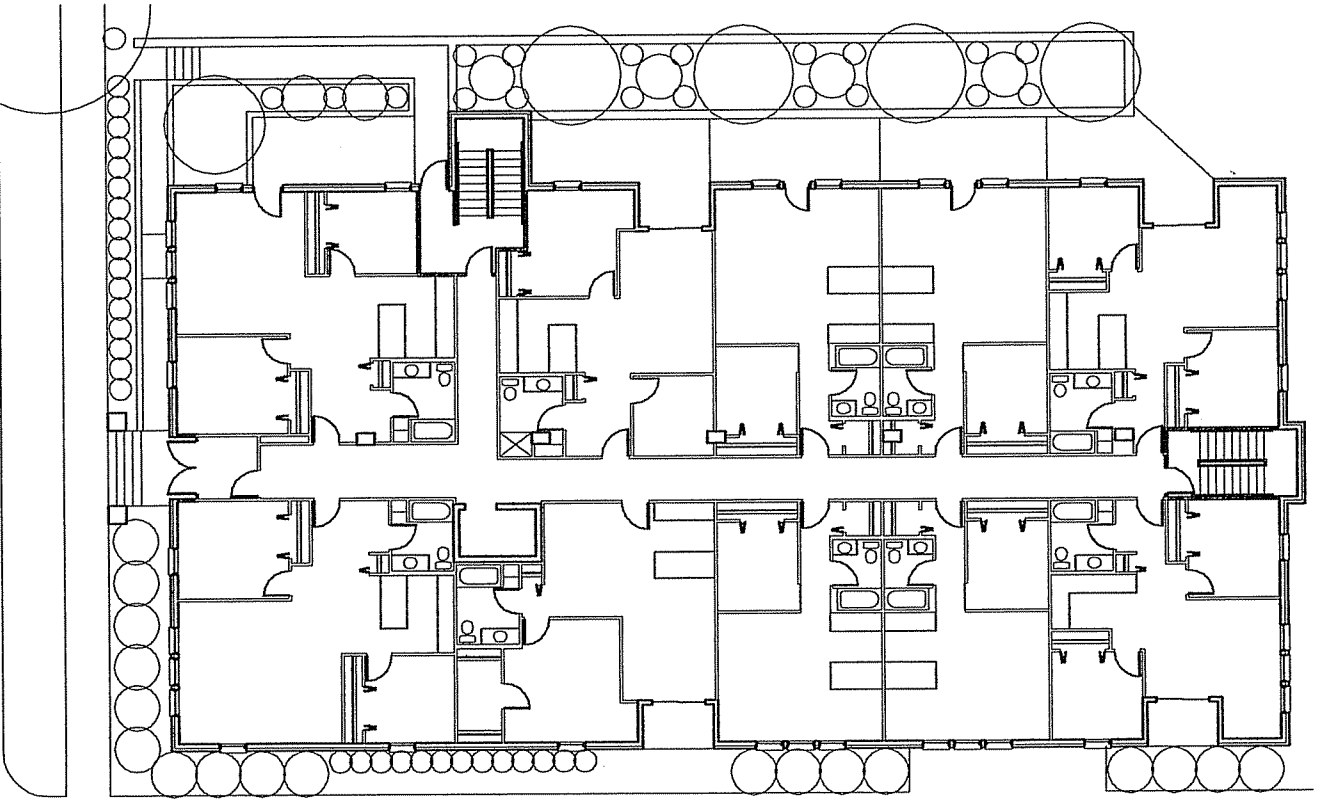
DRAWING
 FLOOR PLANS

DATA
 Project # 200595
 Date 05/24/08
 Drawn by JWA

A1.1



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



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

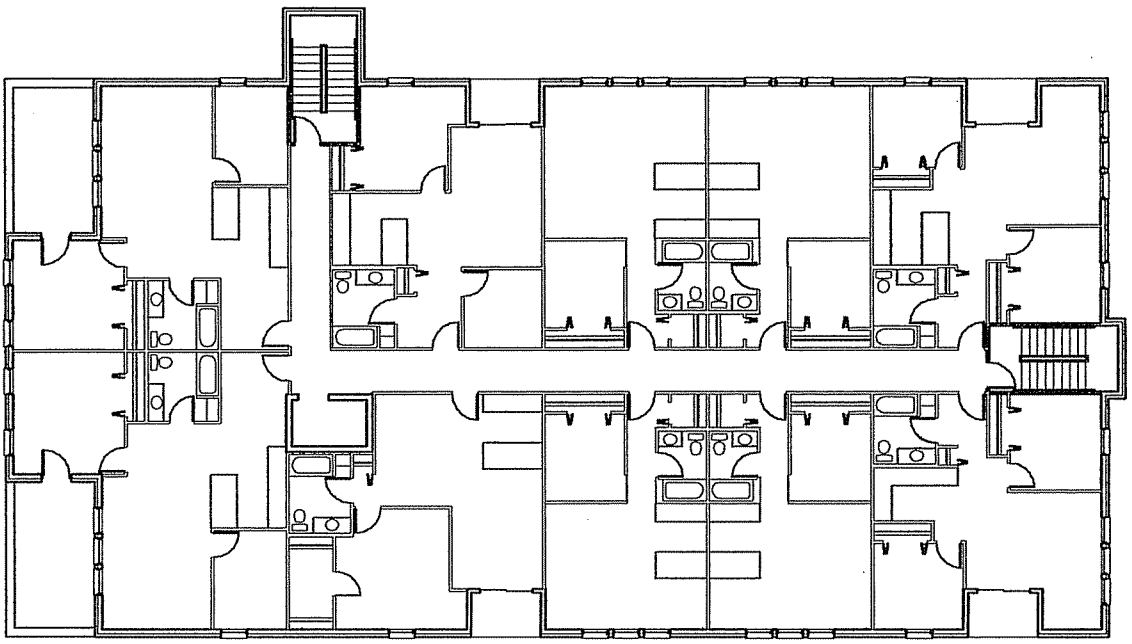


PROJECT
 22 Dayton (Phase II)
 Residential
 834 E. Dayton Street
 Madison Wisconsin 53703

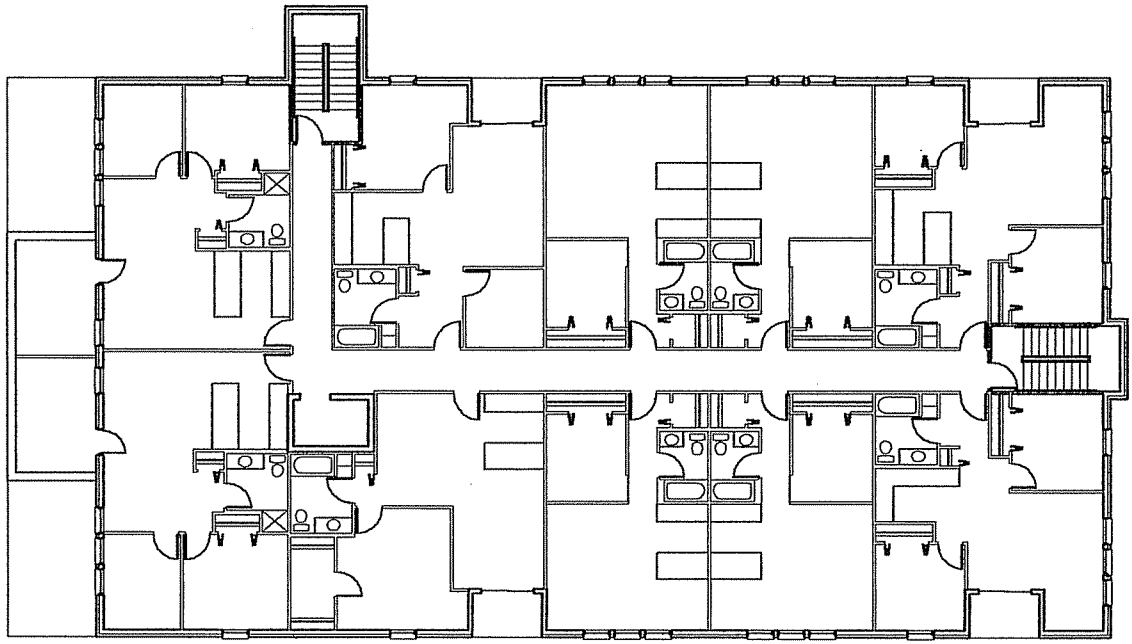
DRAWING
 FLOOR PLANS

DATA
 Project # 200525
 Date 05/24/06
 Drawn by jma

A1.2



1
 1/4" SCALE = 1'00"
 FOURTH FLOOR PLAN



1
 1/4" SCALE = 1'00"
 FIFTH FLOOR PLAN



PROJECT

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

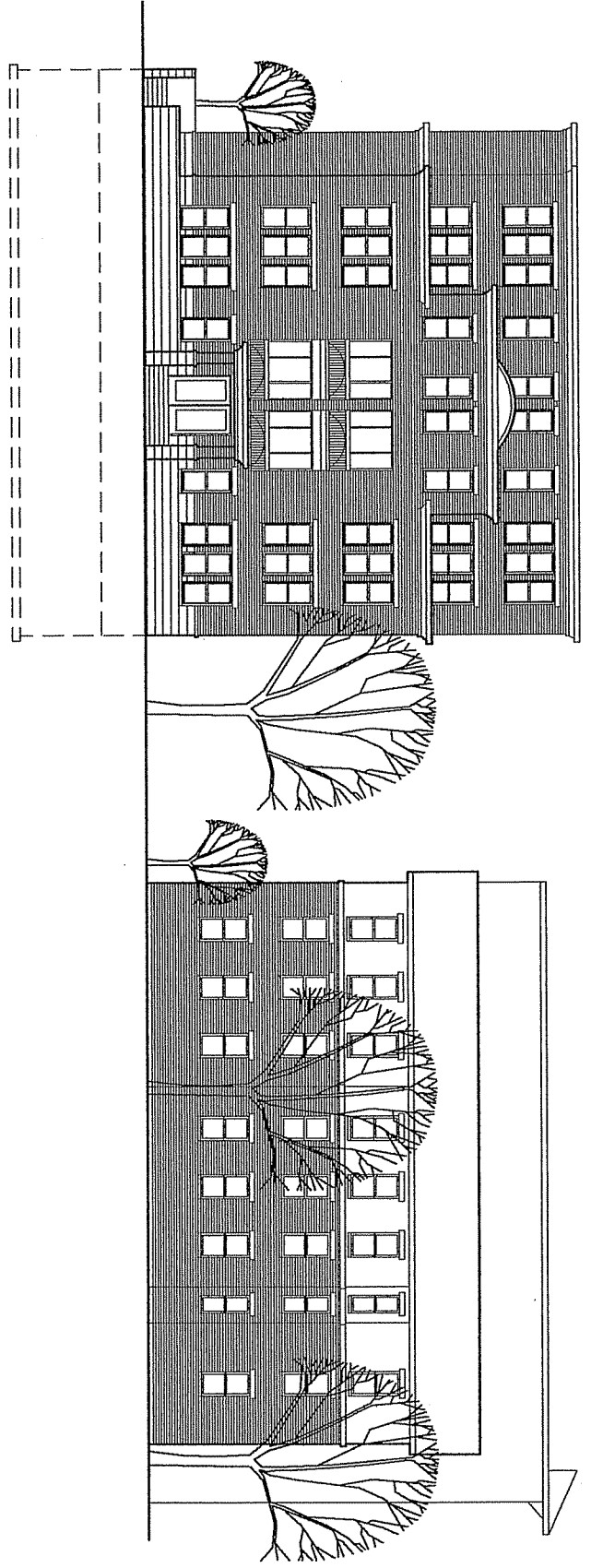
DRAWING

FLOOR PLANS

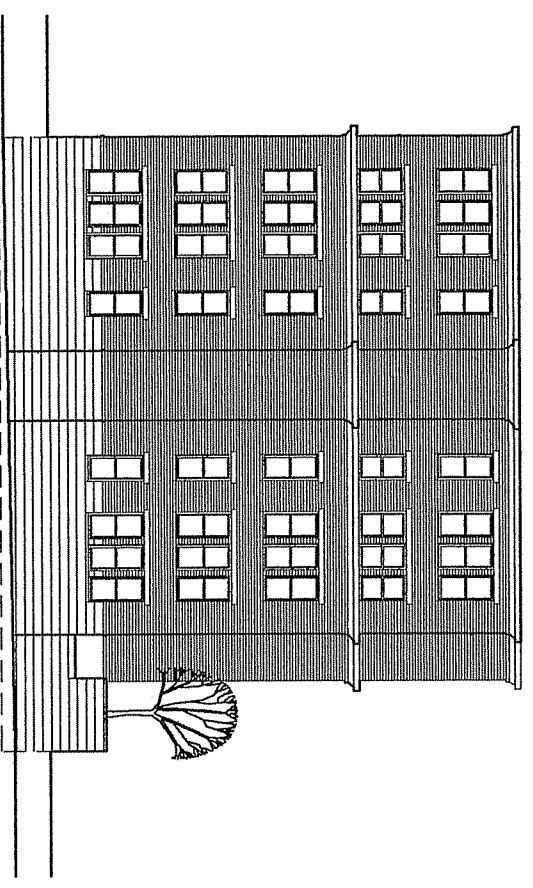
DATA

Project # 200205
 Date 05/24/08
 Drawn by JWA

A1.3



151 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



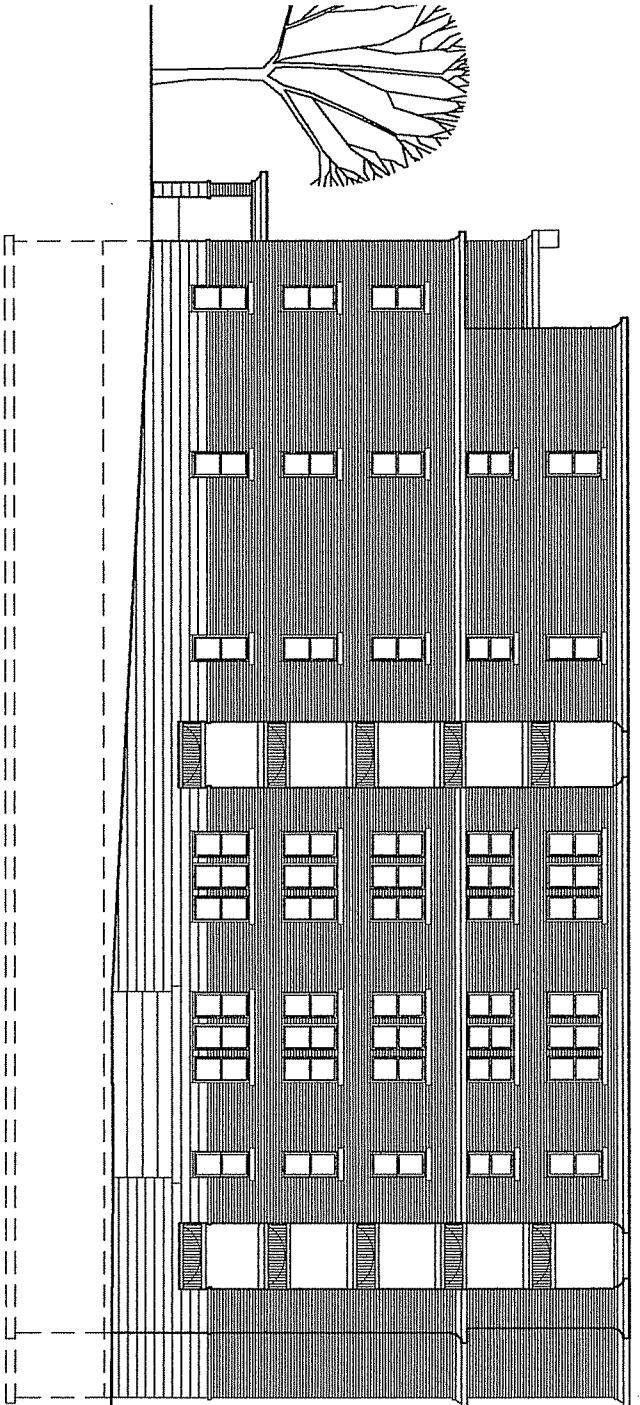
152 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

PROJECT
 22 Dayton
 Residential
 Dayton Street
 Madison, Wisconsin 53703

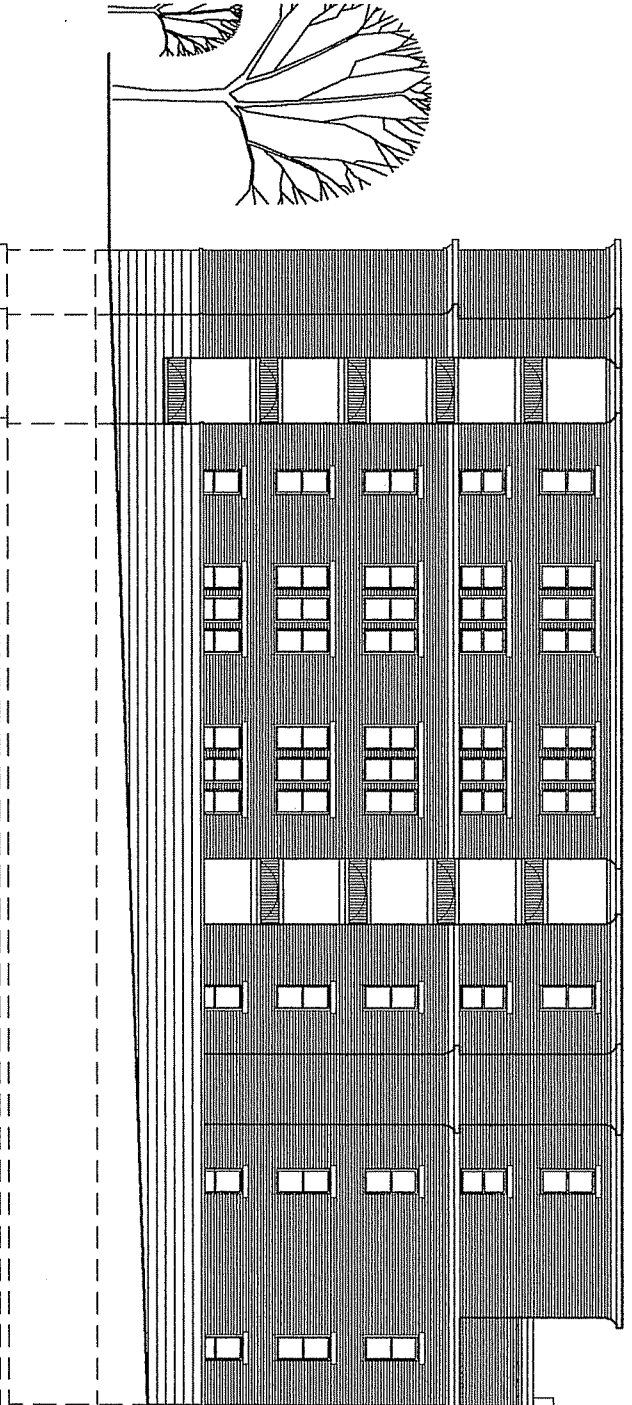
DRAWING
 BUILDING ELEVATIONS

DATA
 Project # 200525
 Date 08/24/08
 Drawn by JWB

A2.1



1 EAST ELEVATION
 SCALE: 1/8"



1 WEST ELEVATION
 SCALE: 1/8"

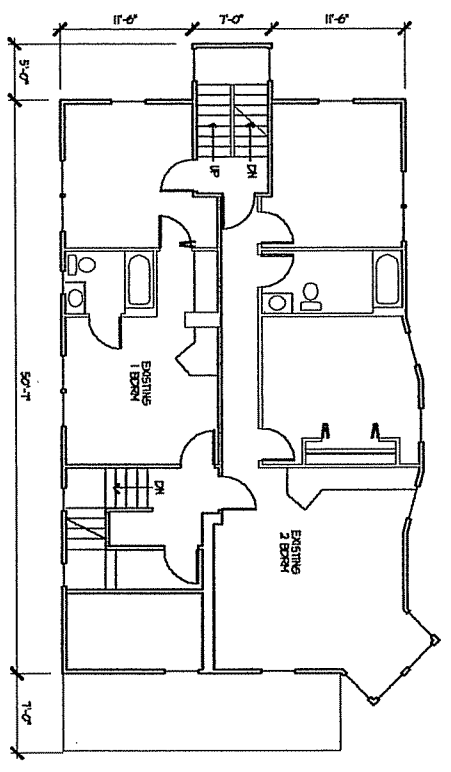
PROJECT
 22 Dayton
 Residential
 Dayton Street
 Madison, Wisconsin 53703

DRAWING
 BUILDING ELEVATIONS

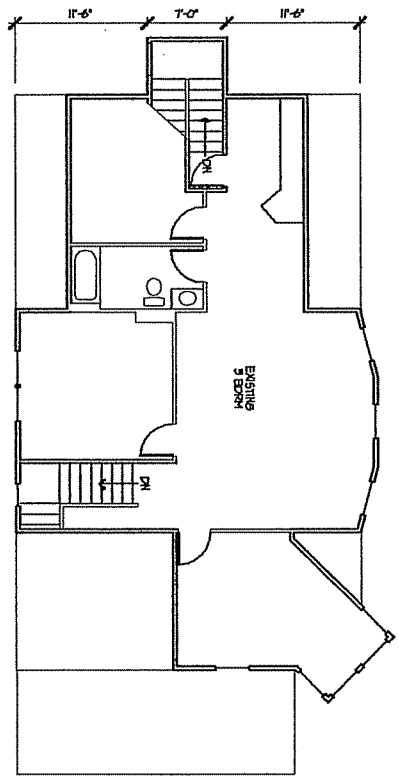
DATA
 Project # 200505
 Date 05/24/08
 Drawn by JKA

A2.2

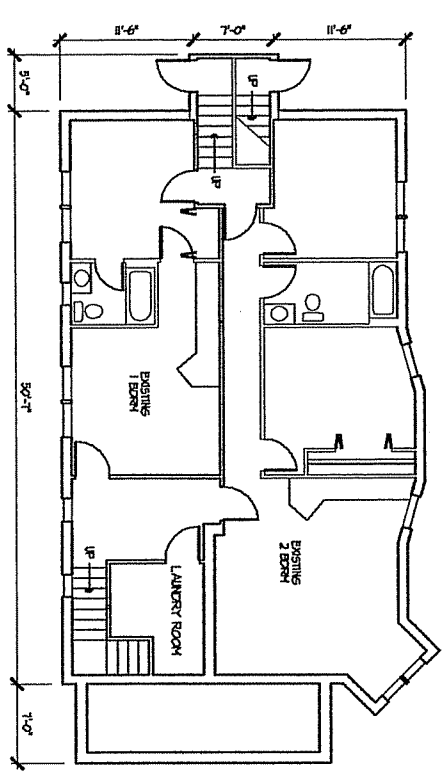
11



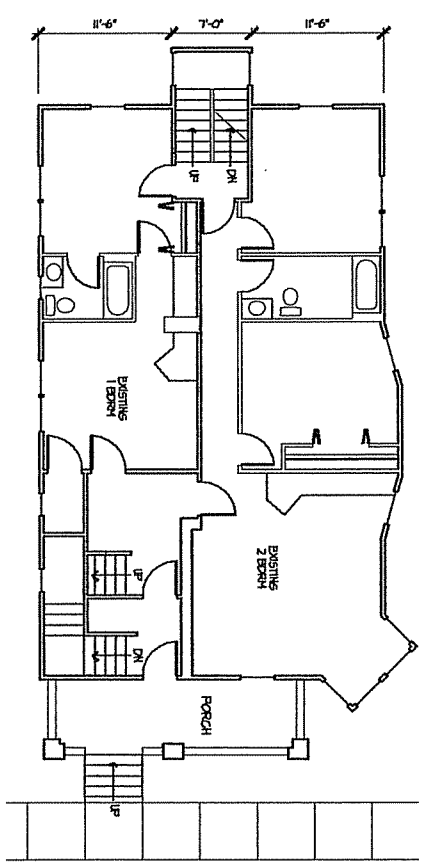
1 SECOND FLOOR PLAN
 R1 SCALE 1/8" = 1'-0"



2 THIRD FLOOR PLAN
 R2 SCALE 1/8" = 1'-0"



3 BASEMENT PLAN
 R3 SCALE 1/8" = 1'-0"



4 FIRST FLOOR PLAN
 R4 SCALE 1/8" = 1'-0"

PROJECT
22 DAYTON (Phase 1)
 Relocation
 208 E. Pinckney Street
 Madison, Wisconsin 53703

DRAWING
 FLOOR PLANS

DATA
 Project # 200526
 Date 05/24/08
 Drawn by Hrs

R1.1

ALL GRADES SHOWN PER CITY DATUM

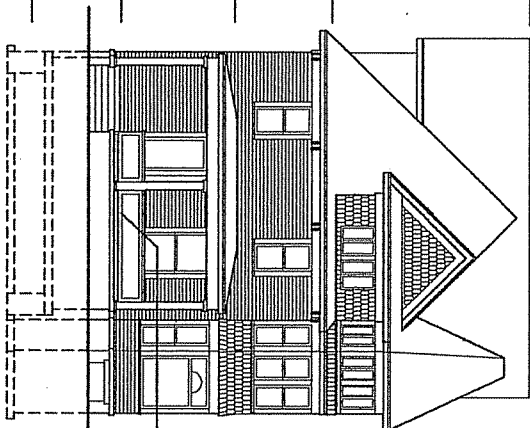
TOP OF ROOF
ELEVATION 7'-0"

THIRD FLOOR
ELEVATION 39'-0"

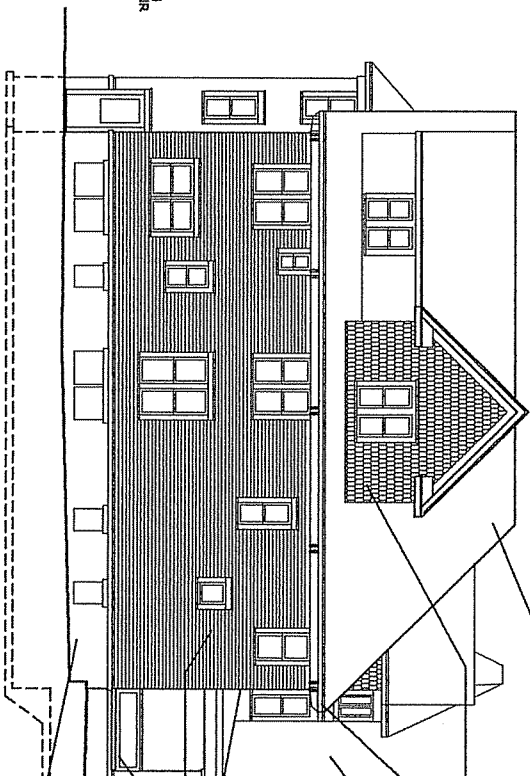
SECOND FLOOR
ELEVATION 4'-0"

FIRST FLOOR
ELEVATION 38'-6"

BASEMENT
ELEVATION 24'-6"

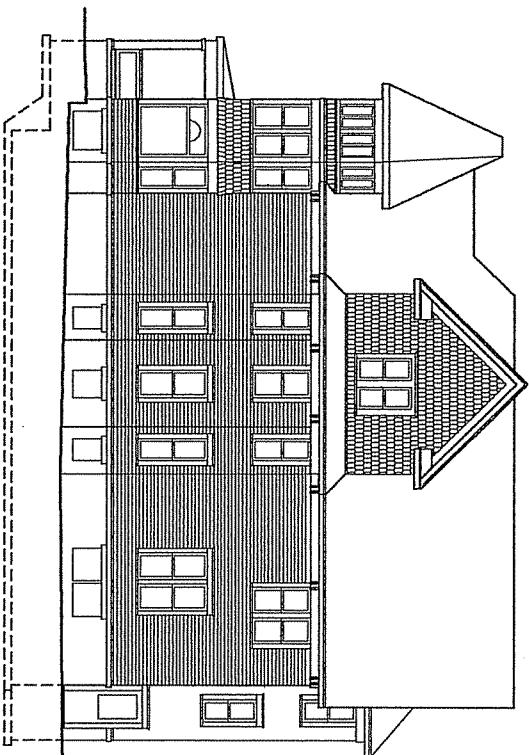


1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

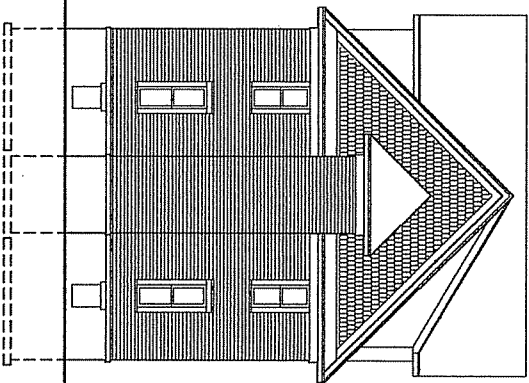


2 WEST ELEVATION
SCALE 1/8" = 1'-0"

ASPHALT SHINGLES
WOOD SHINGLE
SHINGLES
WOOD TRIMS
COPPER FLASHINGS
WOOD LVL SIDING
REBUILD PORCH
TO MATCH EXISTING
NEW FOUNDATION



3 EAST ELEVATION
SCALE 1/8" = 1'-0"



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

104 King Street
Madison, WI 53703
TEL: 608-255-1242 FAX: 608-255-0744

11

SUTTON
ARCHITECTURE

PROJECT
22 DAYTON (Phase I)
Relocation
208 E. Pinckney Street
Madison, Wisconsin 53703

DRAWING
BUILDING ELEVATIONS

DATA
Project # 200526
Date 05/24/08
Drawn by JMB

R2.1