

**APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL**

**AGENDA ITEM # \_\_\_\_\_**  
**Project # \_\_\_\_\_**  
**Legistar # \_\_\_\_\_**

DATE SUBMITTED: January 15, 2013  
UDC MEETING DATE: February 20, 2013

**Action Requested**  
 Informational Presentation  
 Initial Approval and/or Recommendation  
 Final Approval and/or Recommendation

**PLEASE PRINT!**

**PLEASE PRINT!**

PROJECT ADDRESS: 415 W Johnson Street, 226 N Broom Street, 424 W Dayton Street

ALDERMANIC DISTRICT: C4

OWNER/DEVELOPER (Partners and/or Principals)

Dave Schutz

6806 Seybold Road

Madison, WI 53719

ARCHITECT/DESIGNER/OR AGENT:

Potter Lawson, Inc.

15 Ellis Potter Court

Madison, WI 53711

CONTACT PERSON: Eric Lawson

Address: 15 Ellis Potter Court  
Madison, WI 53711

Phone: 608-274-2741

Fax: NA

E-mail address: ericl@potterlawson.com

**TYPE OF PROJECT:**

(See Section A for:)

- Planned Unit Development (PUD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee required)
- Other New development within a UMX District

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



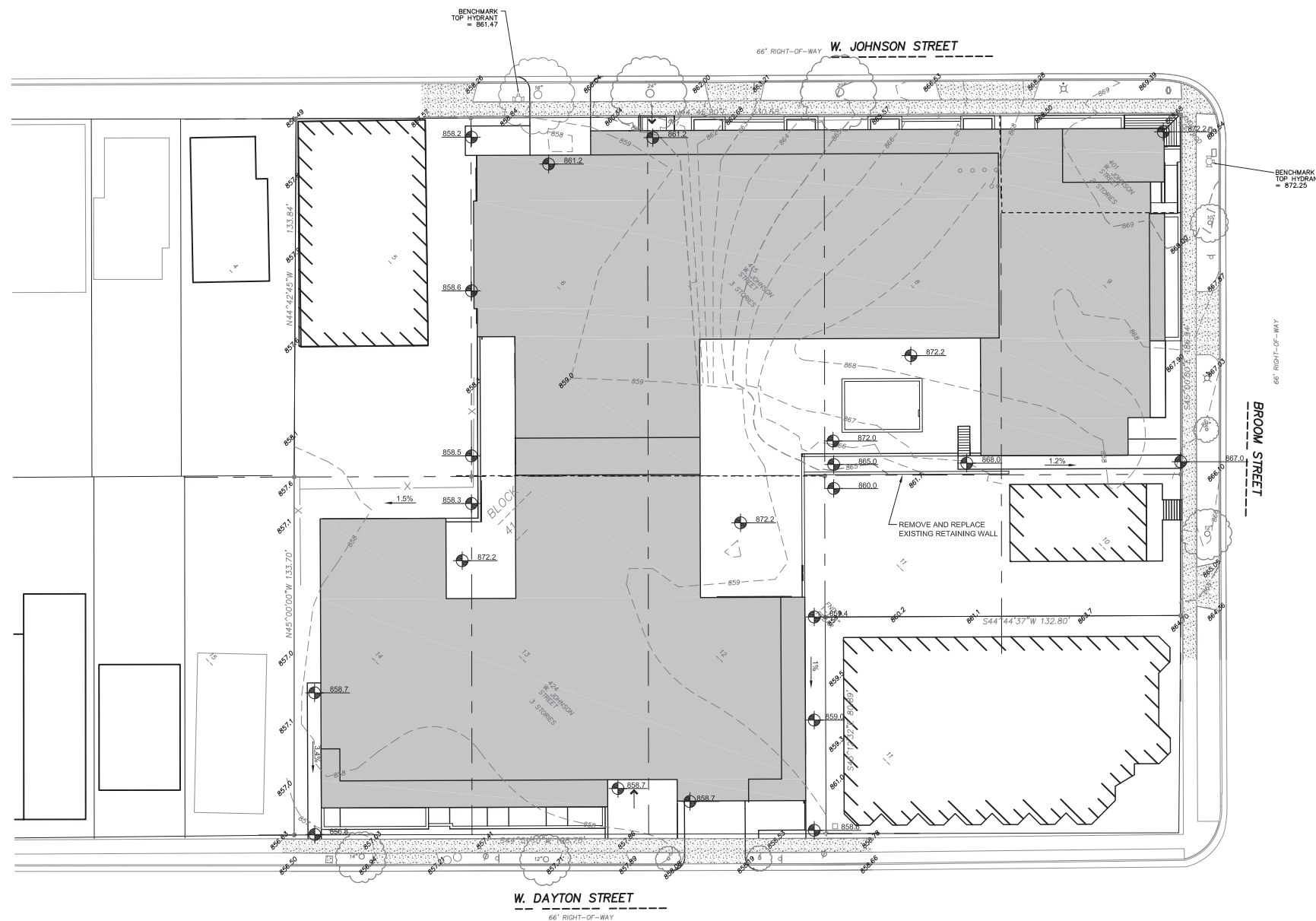


Consultants:



Notes:

- NOTES**
1. EROSION CONTROL PRACTICES SHALL BE PLACED AT THE COMMENCEMENT OF CONSTRUCTION. ALL PRACTICES SHALL BE INSPECTED AFTER A RAINFALL EVENT OF 0.5" OR GREATER AND/OR WEEKLY AND REPAIRED AS NECESSARY.
  2. A STONE TRACKING PAD SHALL BE INSTALLED AT EACH ACCESS POINT TO THE SITE.
  3. THE CONTRACTOR SHALL INSPECT STREETS ADJACENT TO THE SITE A MINIMUM OF ONCE DAILY AND CLEAN AS NECESSARY. CLEANING SHALL BE BY SWEEPING AND NOT HYDRAULIC FLUSHING. MUD AND DEBRIS TRACKED ONTO CITY STREETS SHALL BE IMMEDIATELY CLEANED UP.
  4. INLET FILTERS FOR EXISTING INLETS SHALL BE INSTALLED AT THE COMMENCEMENT OF CONSTRUCTION. INLET FILTERS FOR NEW INLETS TO BE INSTALLED BY THE UTILITY CONTRACTOR AS SOON AS THE STRUCTURE IS SET. INLET FILTERS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL A SATISFACTORY STAND OF GRASS HAS BEEN ACHIEVED AROUND THE BUILDINGS, THEN REMOVED.
  5. EROSION MAT SHALL BE WDOT CLASS I, TYPE A, UNLESS OTHERWISE SPECIFIED.
  6. ALL DISTURBED AREAS SHALL BE RESTORED PER THE LANDSCAPE PLAN (SEE SHEET L100).
  7. UNTIL ACCEPTANCE OF THIS PROJECT, EROSION CONTROL MEASURES AS SHOWN ON THE APPROVED PLAN SHALL BE THE MINIMUM ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE CITY ENGINEER OR THE OWNER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.



**PRELIMINARY**  
NOT FOR CONSTRUCTION

Date	Issuance/Revisions	Symbol
01/02/2013	LAND USE APPLICATION SUBMITTAL	

**Johnson Dayton Apartments**  
Dayton Square

415 W. Johnson Street, 226 N  
Broom Street, 424 W Dayton  
Street

Drawing Title:  
**Grading Plan**

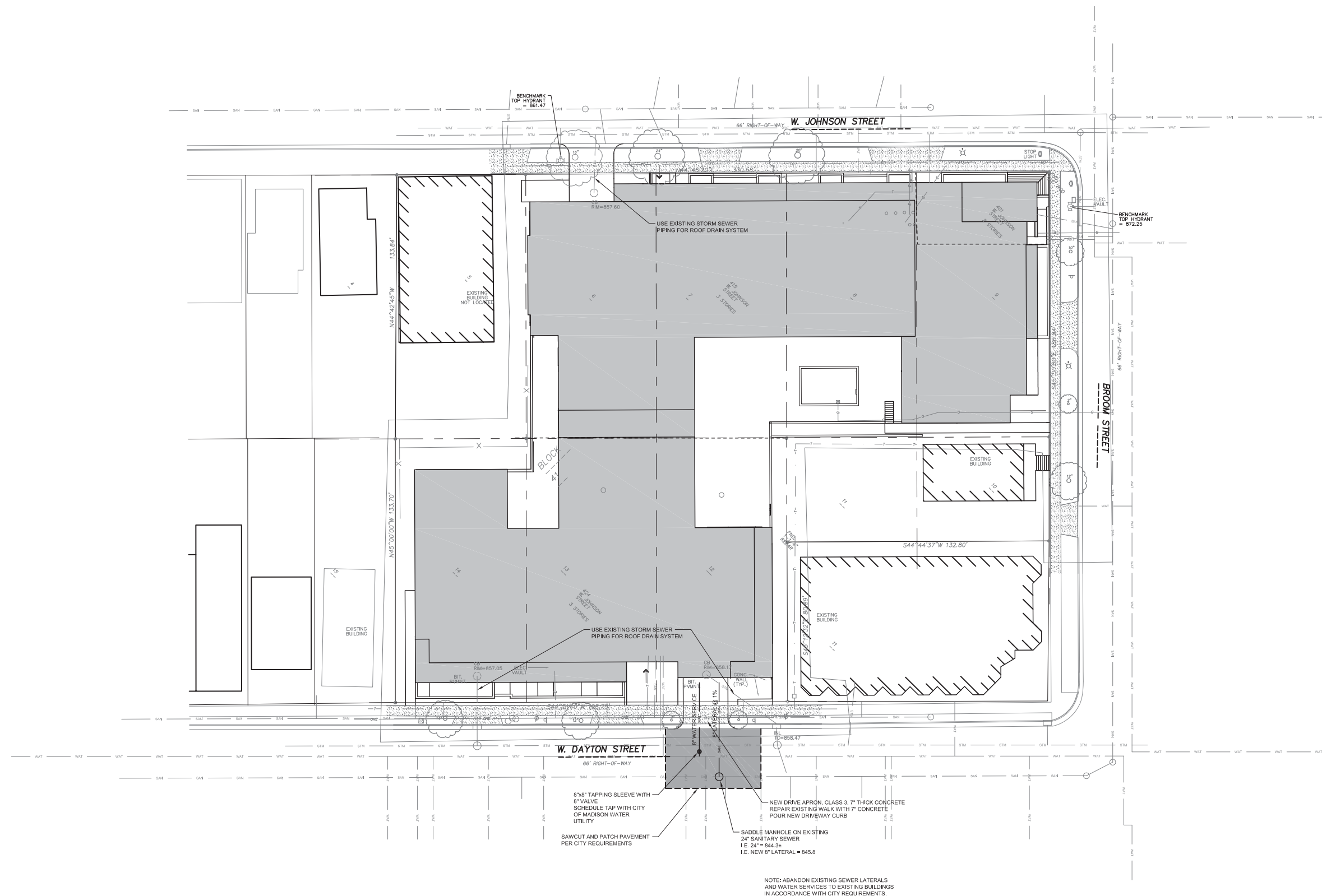
PL# Project Number:  
2012.36.00  
Drawing No.:  
JMS

**C100**

Consultants:

**D'ONFRIO KOTKE AND ASSOCIATES, INC.**  
 7530 Westward Way, Madison, WI 53717  
 Phone: 608.833.7530 • Fax: 608.833.1089  
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

Notes:



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**Johnson Dayton Apartments**  
 Dayton Square

415 W. Johnson Street, 226 N  
 Broom Street, 424 W Dayton  
 Street

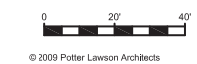
Drawing Title:

Utility Plan

PL# Project Number:  
 2012.36.00  
 Drawn By:  
 JMS

Drawn By:

**C101**



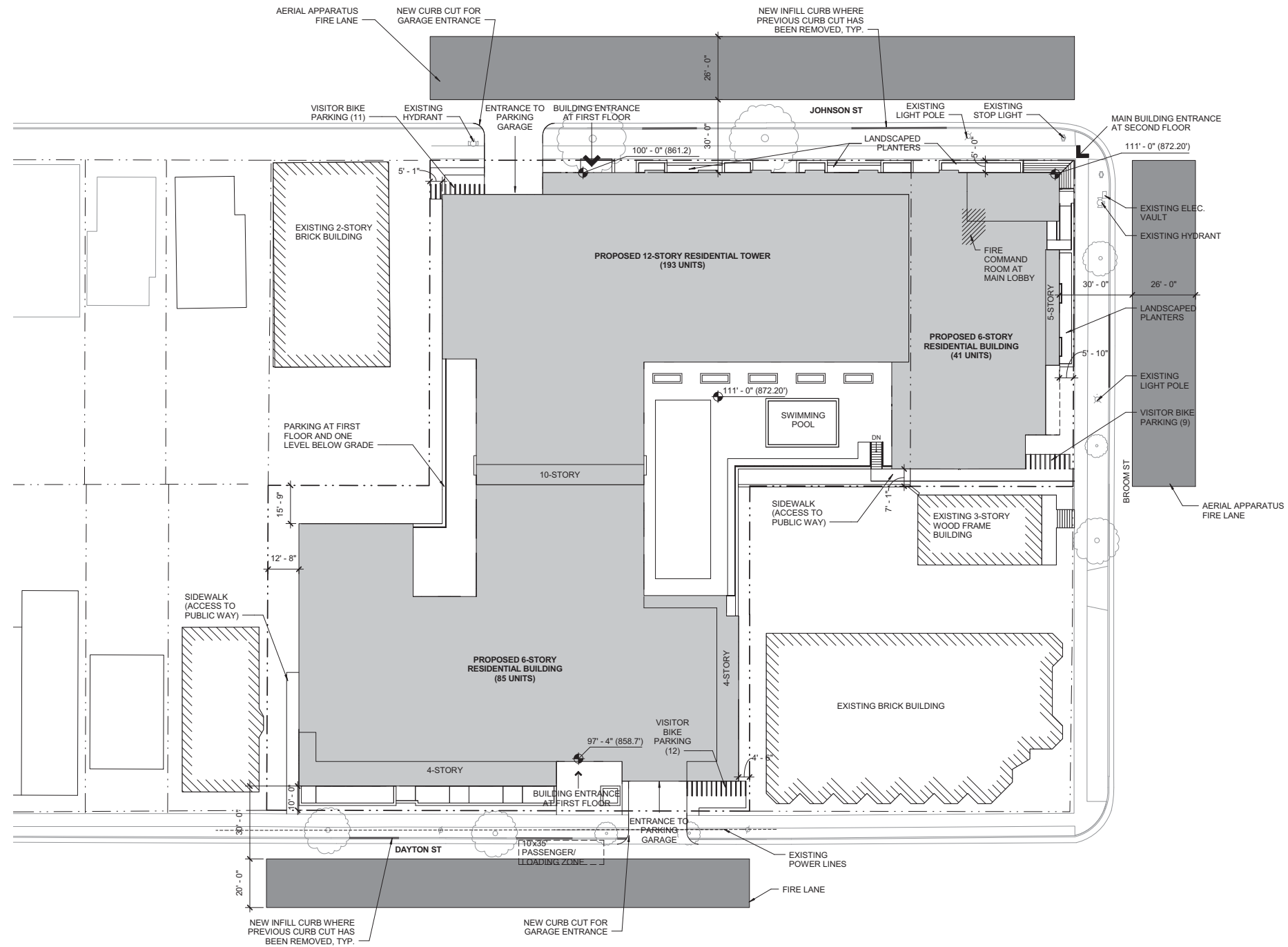
© 2009 Potter Lawson Architects

12/14/2012 4:26:43 PM

NOTE: ABANDON EXISTING SEWER LATERALS AND WATER SERVICES TO EXISTING BUILDINGS IN ACCORDANCE WITH CITY REQUIREMENTS.

Consultants:

Notes:



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**Johnson Dayton  
Apartments**  
Dayton Square

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Broom Street, 424 W Dayton  
Street

**ARCHITECTURAL SITE PLAN**

PLI Project Number: 2012.36.00	Drawing No. <b>C102</b>
Drawn By: PLI	

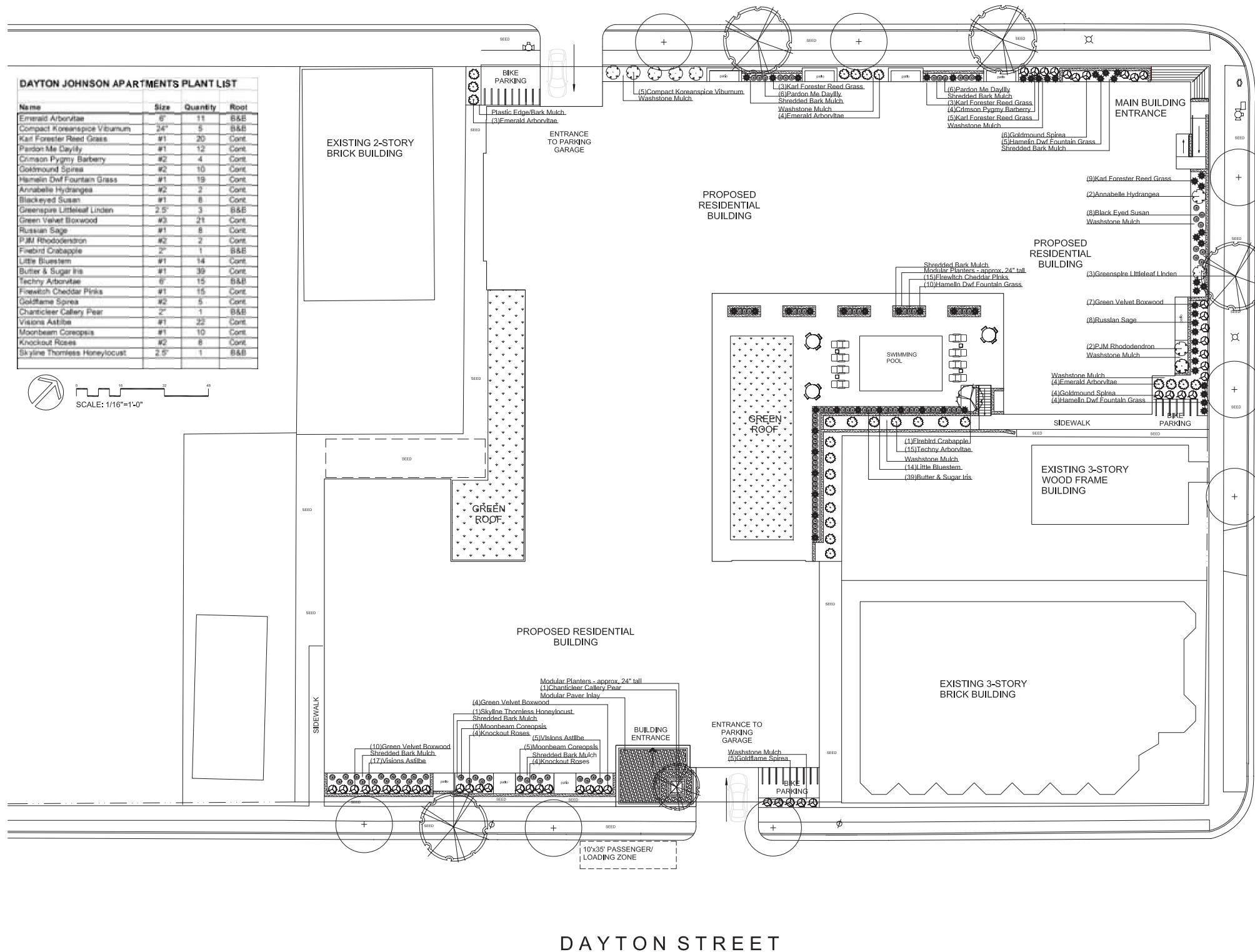




Consultants:

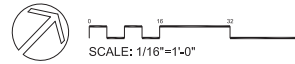
Notes:

JOHNSON STREET



**DAYTON JOHNSON APARTMENTS PLANT LIST**

Name	Size	Quantity	Root
Emerald Arborvitae	6"	11	B&B
Compact Koreanspice Viburnum	24"	5	B&B
Karl Forester Reed Grass	#1	20	Cont.
Pardon Me Daylily	#1	12	Cont.
Crimson Pymy Barberry	#2	4	Cont.
Goldmount Spirea	#2	10	Cont.
Hamelin Dwf Fountain Grass	#1	19	Cont.
Annabelle Hydrangea	#2	2	Cont.
Blackeyed Susan	#1	8	Cont.
Greenspire Littleleaf Linden	2.5'	3	B&B
Green Velvet Boxwood	#3	21	Cont.
Russian Sage	#1	8	Cont.
PJM Rhododendron	#2	2	Cont.
Firebird Crabapple	2"	1	B&B
Little Buestem	#1	14	Cont.
Butter & Sugar Iris	#1	39	Cont.
Techy Arborvitae	6"	15	B&B
Firewitch Cheddar Pink	#1	15	Cont.
Goldflame Spirea	#2	5	Cont.
Chanticleer Calley Pear	2"	1	B&B
Visions Astilbe	#1	22	Cont.
Moonbeam Coreopsis	#1	10	Cont.
Knockout Roses	#2	8	Cont.
Skyline Thornless Honeylocust	2.5'	1	B&B



BROOM STREET

DAYTON STREET

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Date	Issuance/Revisions	Symbol

**Johnson Dayton Apartments**  
Dayton Square

415 W Johnson Street, 226 N  
Broom Street, 424 W Dayton Street

Drawing Title:

LANDSCAPE PLAN

PI3 Project Number:  
2012.36.00

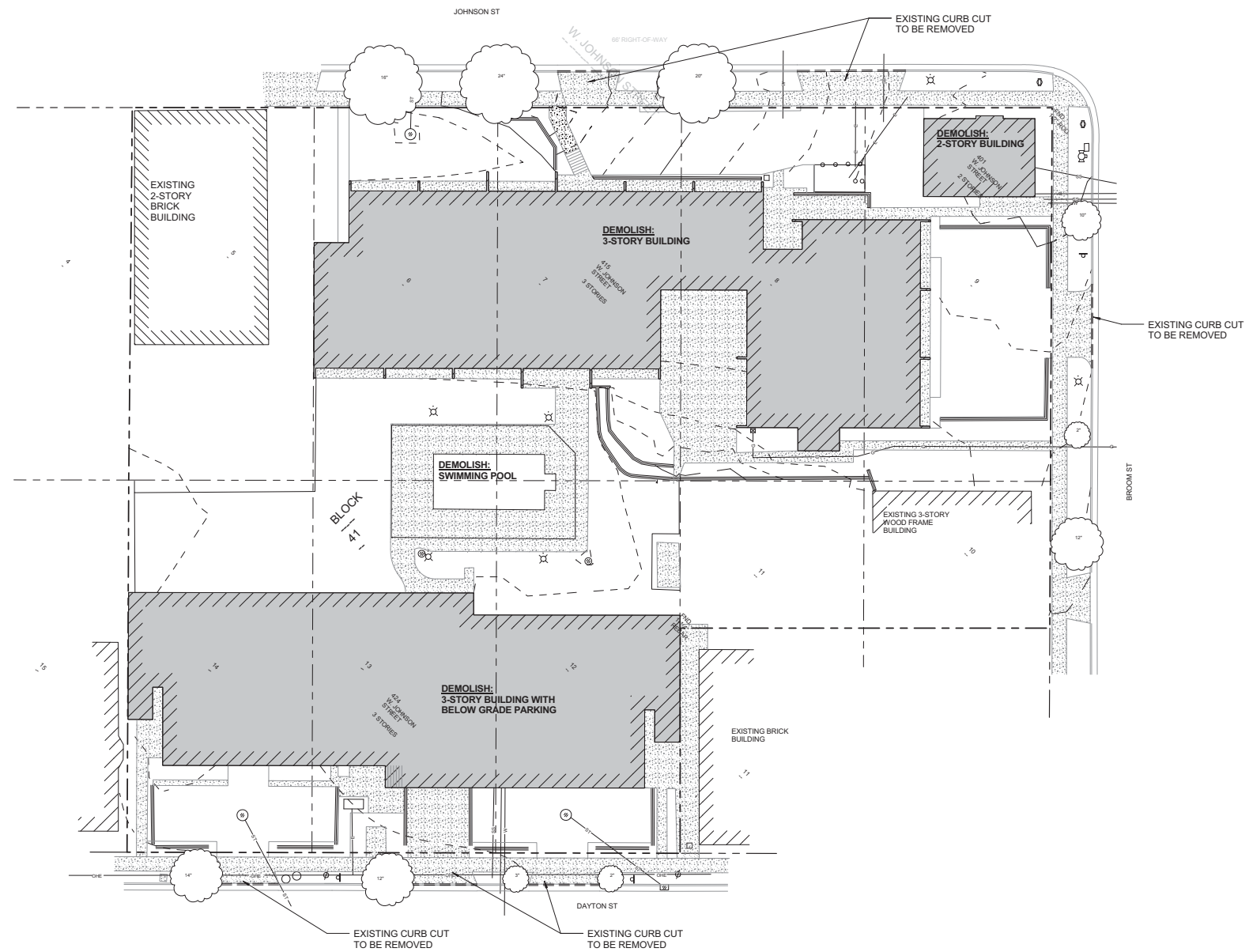
Drawing No.:

Drawn by:  
PLI

**L100**

Consultants:

Notes:



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01/02/13	LAND USE APPLICATION SUBMITTAL	

**Johnson Dayton Apartments**  
Dayton Square

415 W Johnson Street, 226 N  
Broom Street, 424 W Dayton Street

Drawing Title:

**SITE DEMOLITION PLAN**

Project Number:  
2012.36.00

Drawn By:  
Author

Drawing No.  
**D100**

PROJECT NORTH TRUE NORTH  
1 SITE DEMOLITION PLAN  
1" = 20'-0"



Consultants:

Notes:

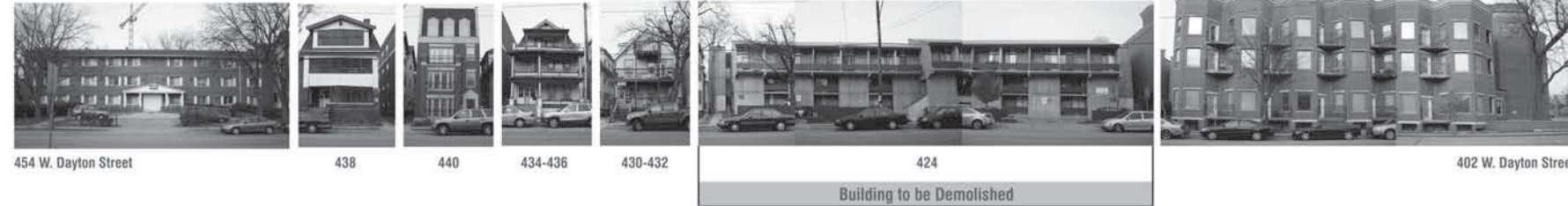
**N. Broom Street**



6 EXISTING STREETScape AT N. BROOM STREET



5 EXISTING STREETScape AT OPPOSITE SIDE OF BROOM STREET



4 EXISTING STREETScape AT W. DAYTON STREET



3 EXISTING STREETScape AT OPPOSITE SIDE OF W. DAYTON ST



2 EXISTING STREETScape AT W. JOHNSON STREET



1 EXISTING STREETScape AT OPPOSITE SIDE OF W. JOHNSON STREET

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**Johnson Dayton Apartments**  
Dayton Square

415 W Johnson Street, 226 N Broom Street, 424 W Dayton Street

PHOTOGRAPHS OF EXISTING CONTEXT

PLI Project Number: 2012.36.00	Drawing No. <b>D101</b>
Drawn By: PLI	

Consultants:

Notes:



EXTERIOR

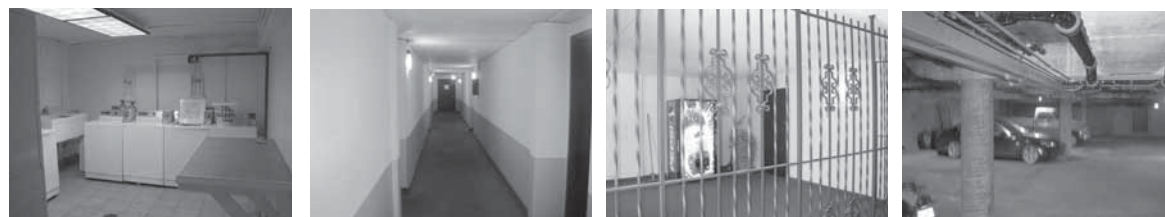


INTERIOR

3 415 W. JOHNSON ST  
D102



EXTERIOR



INTERIOR

2 424 W. DAYTON ST  
D102



EXTERIOR



INTERIOR

1 226 N. BROOM ST  
D102

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**Johnson Dayton Apartments**  
Dayton Square

415 W Johnson Street, 226 N Broom Street, 424 W Dayton Street

PHOTOGRAPHS OF EXISTING BUILDINGS TO BE DEMOLISHED

PLI Project Number: 2012.36.00	Drawing No. <b>D102</b>
Drawn By: PLI	

Consultants:

Notes:

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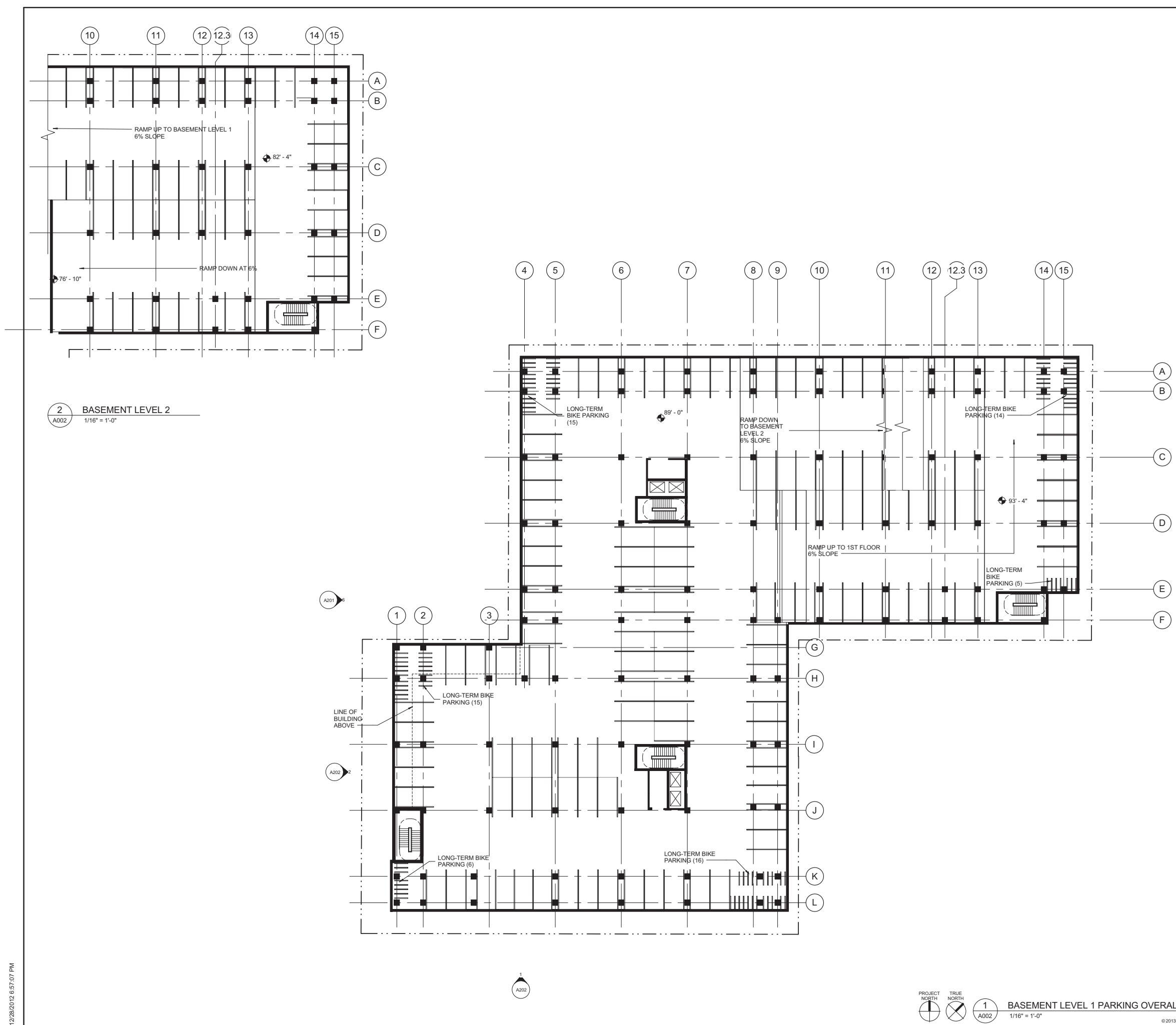
Date	Issuance/Revisions	Symbol

**Johnson Dayton Apartments**  
Dayton Square

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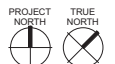
**OVERALL BELOW GRADE PARKING**

PLI Project Number: 2012.36.00  
Drawing No: A002  
Drawn By: PLI



2 BASEMENT LEVEL 2  
A002 1/16" = 1'-0"

1 BASEMENT LEVEL 1 PARKING OVERALL  
A002 1/16" = 1'-0"

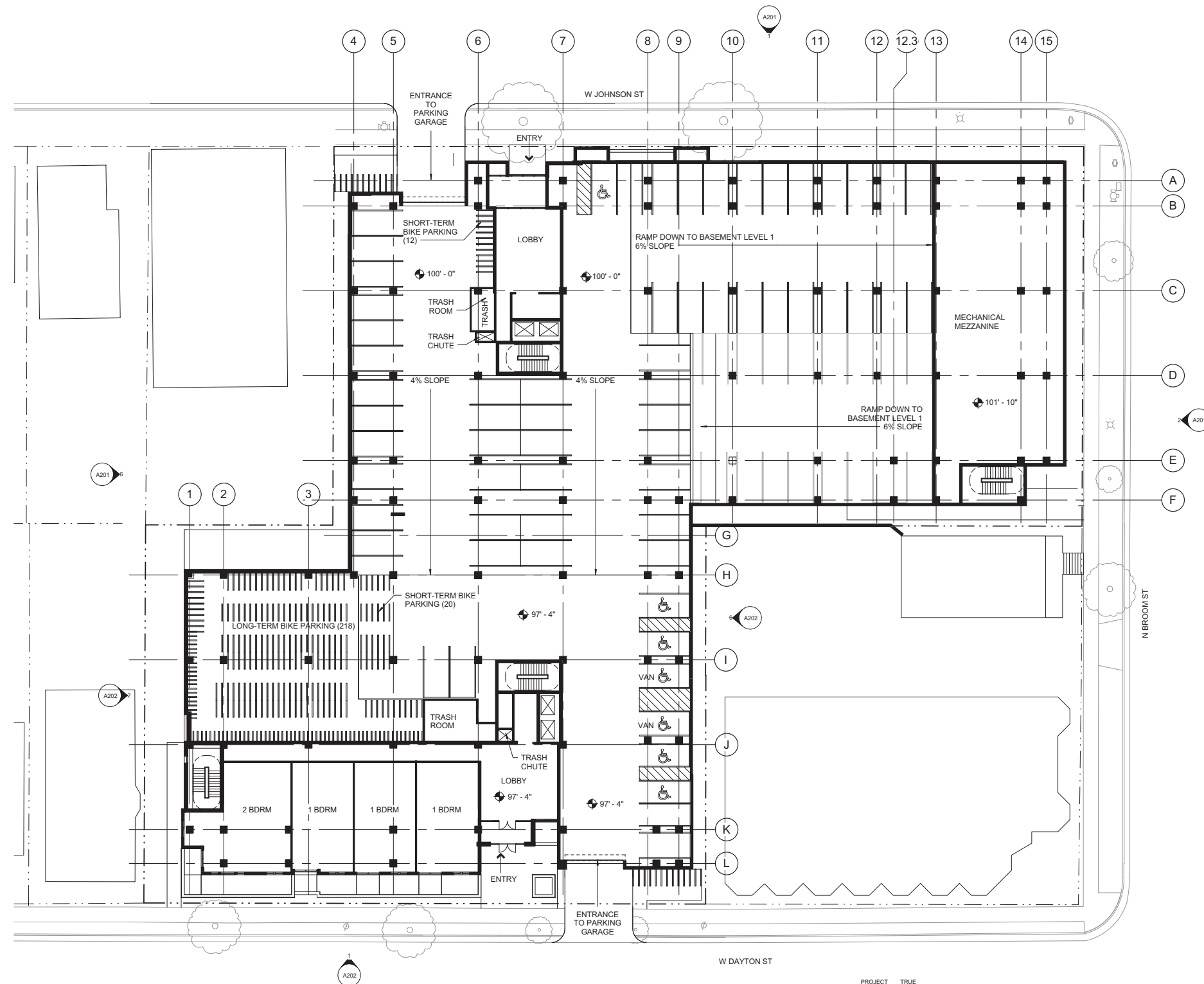


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**Johnson Dayton  
Apartments**  
Dayton Square

415 W Johnson Street, 226 N  
Broom Street, 424 W Dayton  
Street

Drawing Title:

**OVERALL FIRST FLOOR  
PLAN**

PLI Project Number:  
2012.36.00

Drawn By:  
PLI

Drawing No.  
**A003**



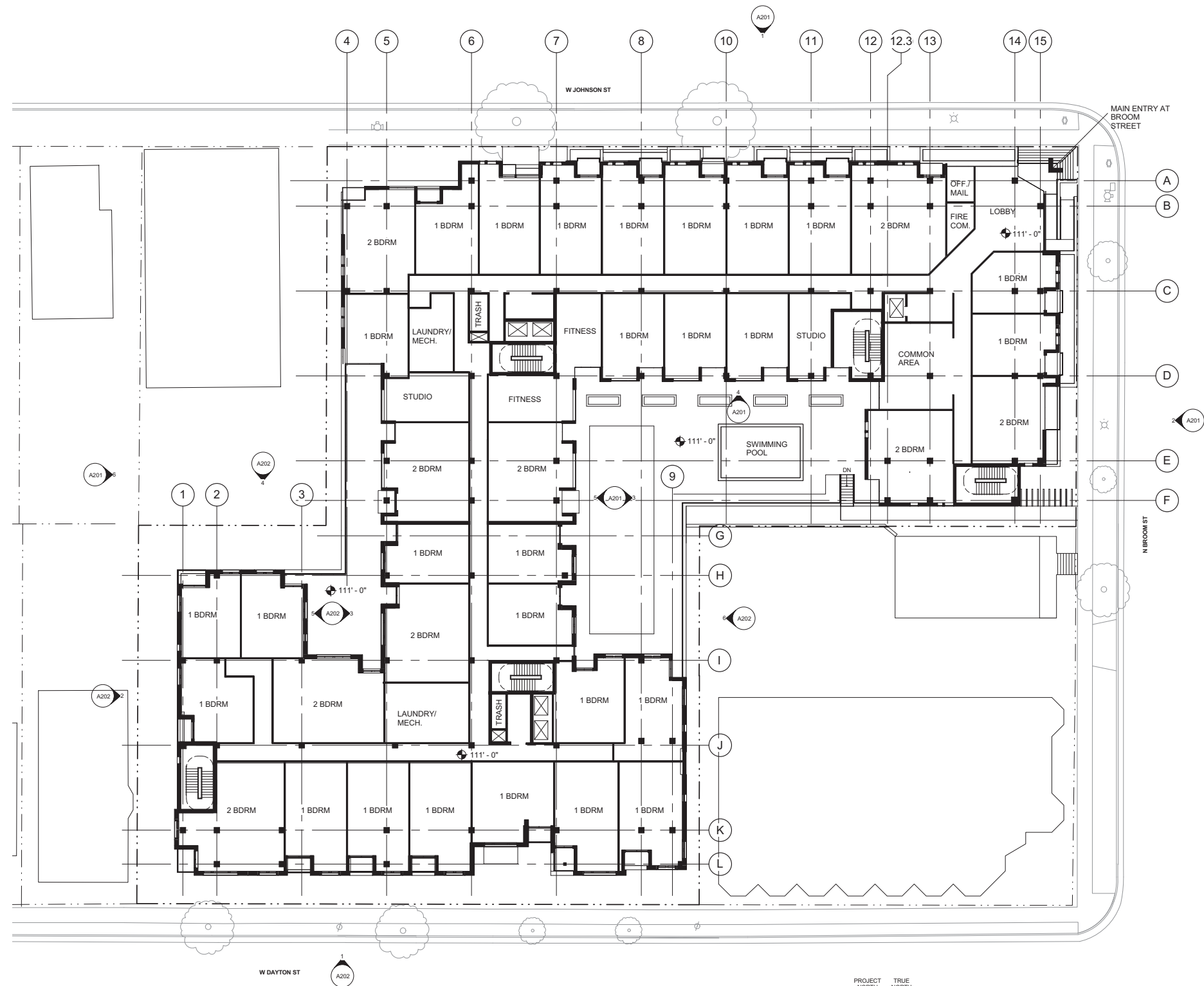
1  
A003

**OVERALL FIRST FLOOR PLAN**  
1/16" = 1'-0"

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Consultants:

Notes:



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Street

Drawing Title:

**OVERALL SECOND FLOOR  
PLAN**

PLI Project Number:  
2012.36.00

Drawn By:  
PLI

Drawing No.  
**A004**



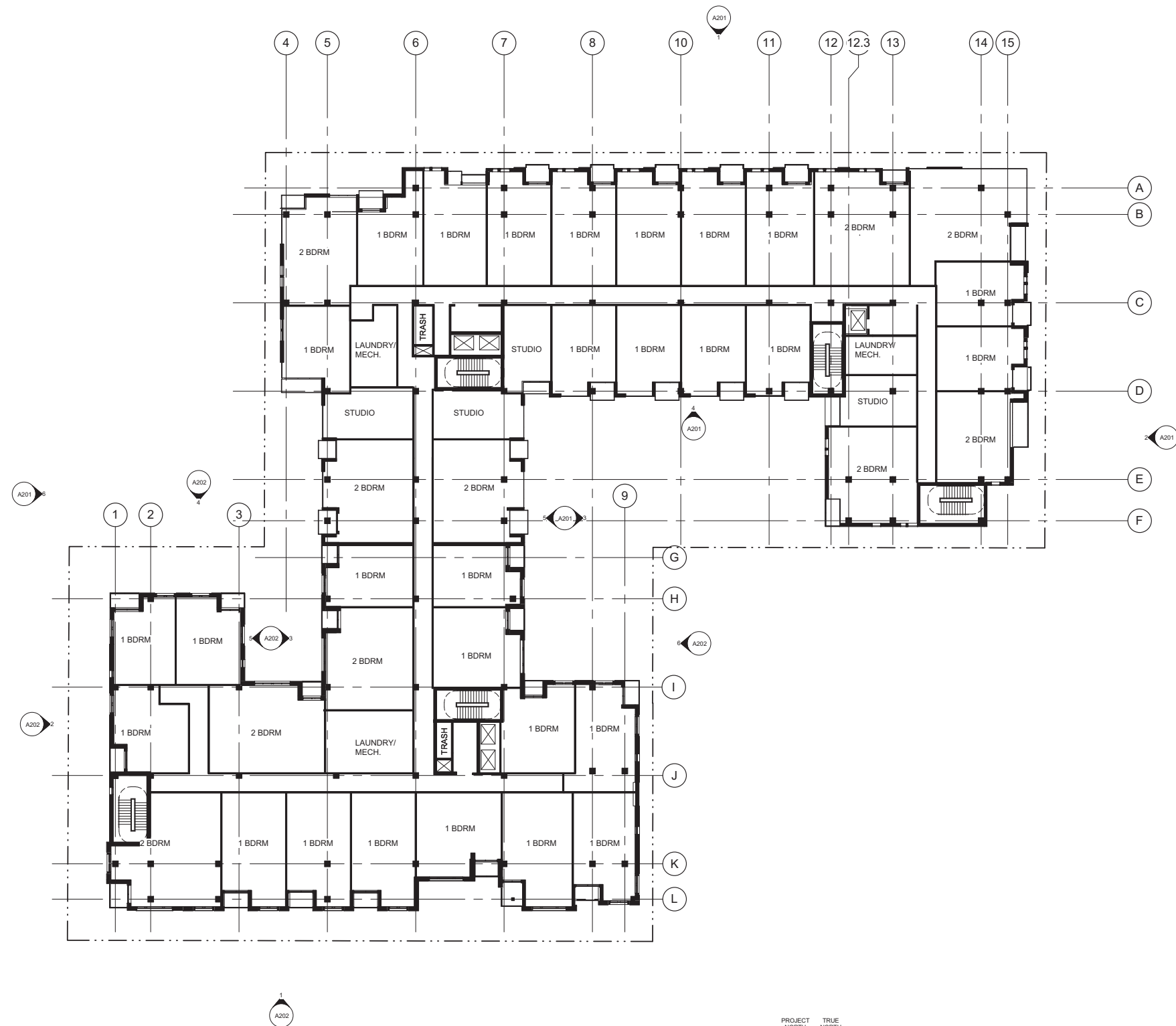
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A004

**OVERALL SECOND FLOOR PLAN**  
1/16" = 1'-0"

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**Johnson Dayton Apartments**  
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**OVERALL THIRD FLOOR PLAN**

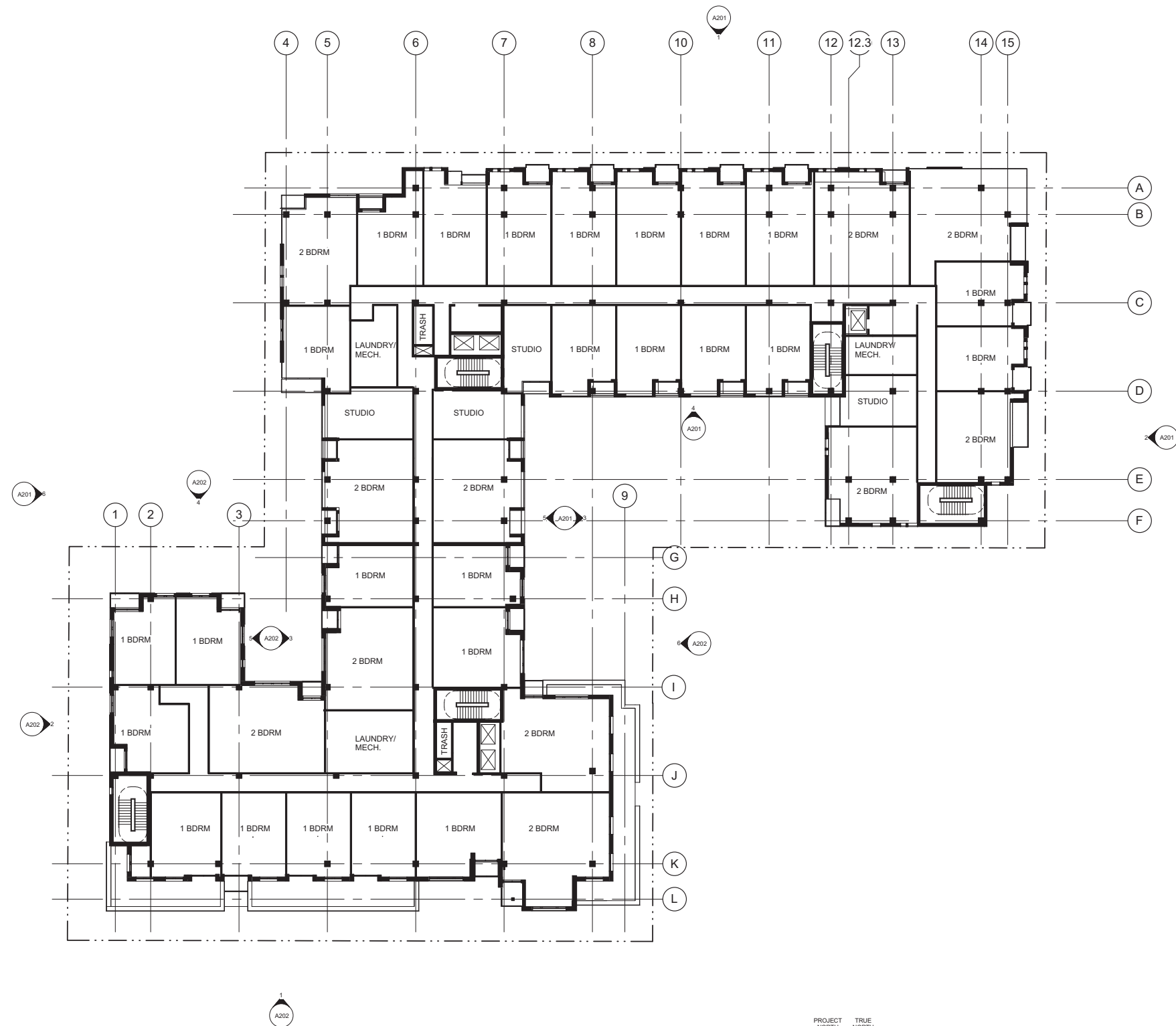
PLI Project Number: 2012.36.00	Drawing No. <b>A005</b>
Drawn By: PLI	

PROJECT NORTH TRUE NORTH  
1 OVERALL THIRD FLOOR PLAN (FOURTH FLOOR SIMILAR)  
1/16" = 1'-0"



Consultants:

Notes:



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01/02/13	LAND USE APPLICATION SUBMITTAL	

**Johnson Dayton  
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Dayton Square

415 W Johnson Street, 226 N  
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Street

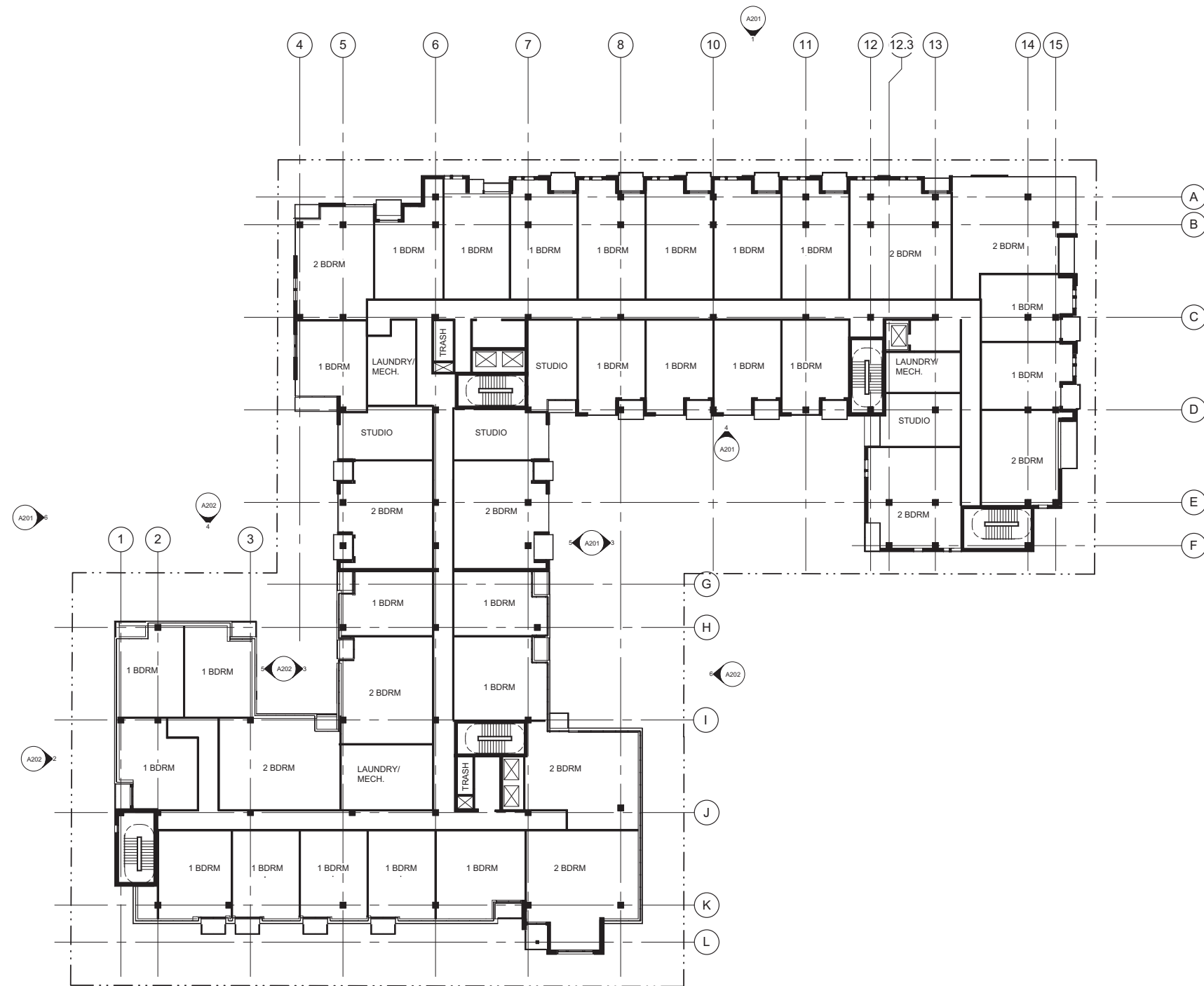
**OVERALL FIFTH FLOOR  
PLAN**

PLI Project Number: 2012.36.00	Drawing No. <b>A006</b>
Drawn By: PLI	

PROJECT NORTH TRUE NORTH  
1 OVERALL FIFTH FLOOR PLAN  
1/16" = 1'-0"

Consultants:

Notes:



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01/02/13	LAND USE APPLICATION SUBMITTAL	

**Johnson Dayton Apartments**  
Dayton Square

415 W Johnson Street, 226 N  
Broom Street, 424 W Dayton  
Street

Drawing Title:

**OVERALL SIXTH FLOOR PLAN**

PLI Project Number:  
2012.36.00

Drawn By:  
PLI

Drawing No.  
**A007**



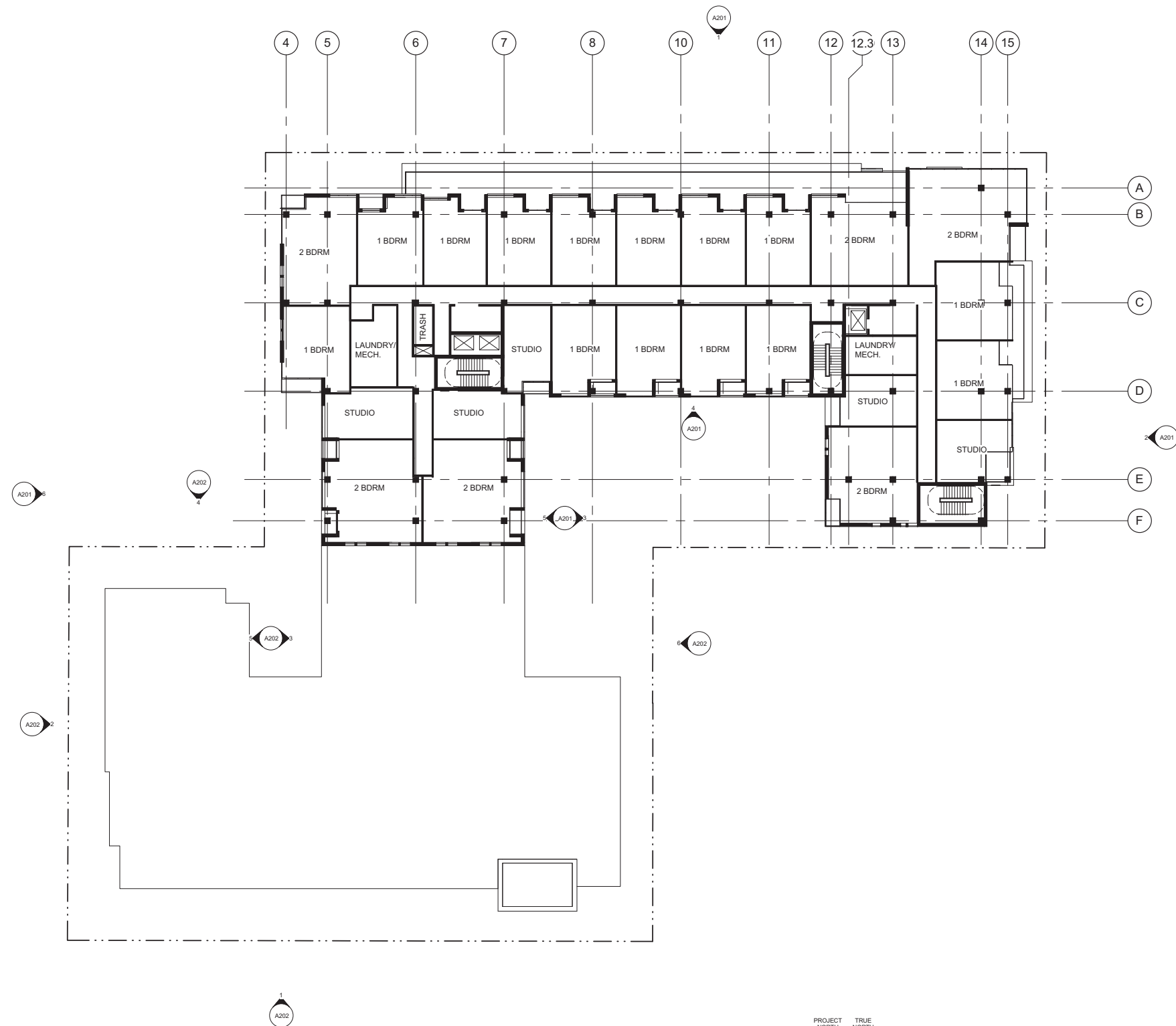
1  
A007

**OVERALL SIXTH FLOOR PLAN**  
1/16" = 1'-0"

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Consultants:

Notes:



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01/02/13	LAND USE APPLICATION SUBMITTAL	

**Johnson Dayton  
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Dayton Square

415 W Johnson Street, 226 N  
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Street

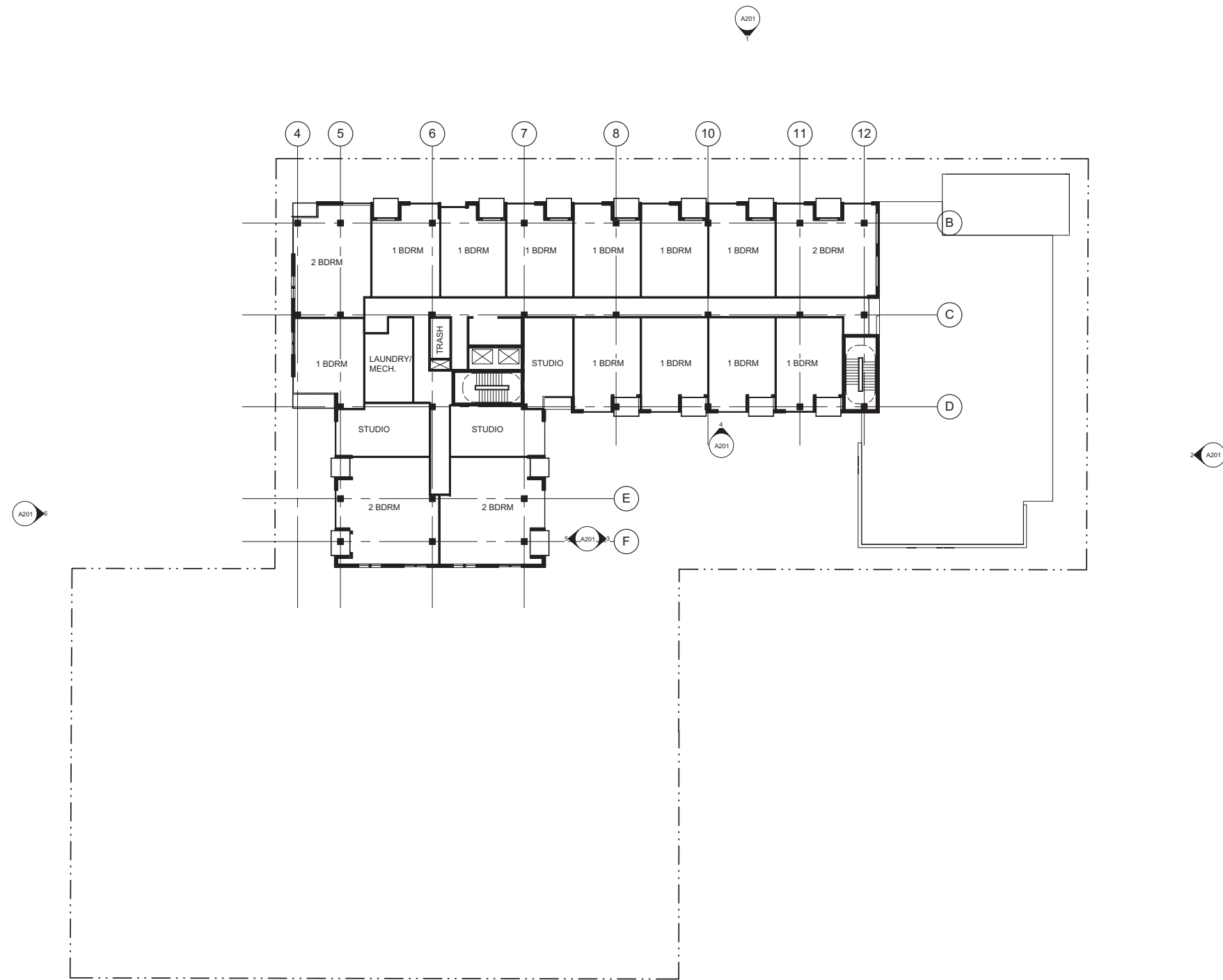
**OVERALL SEVENTH FLOOR  
PLAN**

PLI Project Number: 2012.36.00	Drawing No. A008
Drawn By: PLI	

PROJECT NORTH TRUE NORTH  
1 OVERALL SEVENTH FLOOR PLAN  
1/16" = 1'-0"

Consultants:

Notes:



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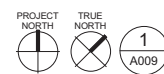
Date	Issuance/Revisions	Symbol
01/02/13	LAND USE APPLICATION SUBMITTAL	

**Johnson Dayton  
Apartments**  
Dayton Square

415 W Johnson Street, 226 N  
Broom Street, 424 W Dayton  
Street

OVERALL EIGHTH FLOOR  
PLAN

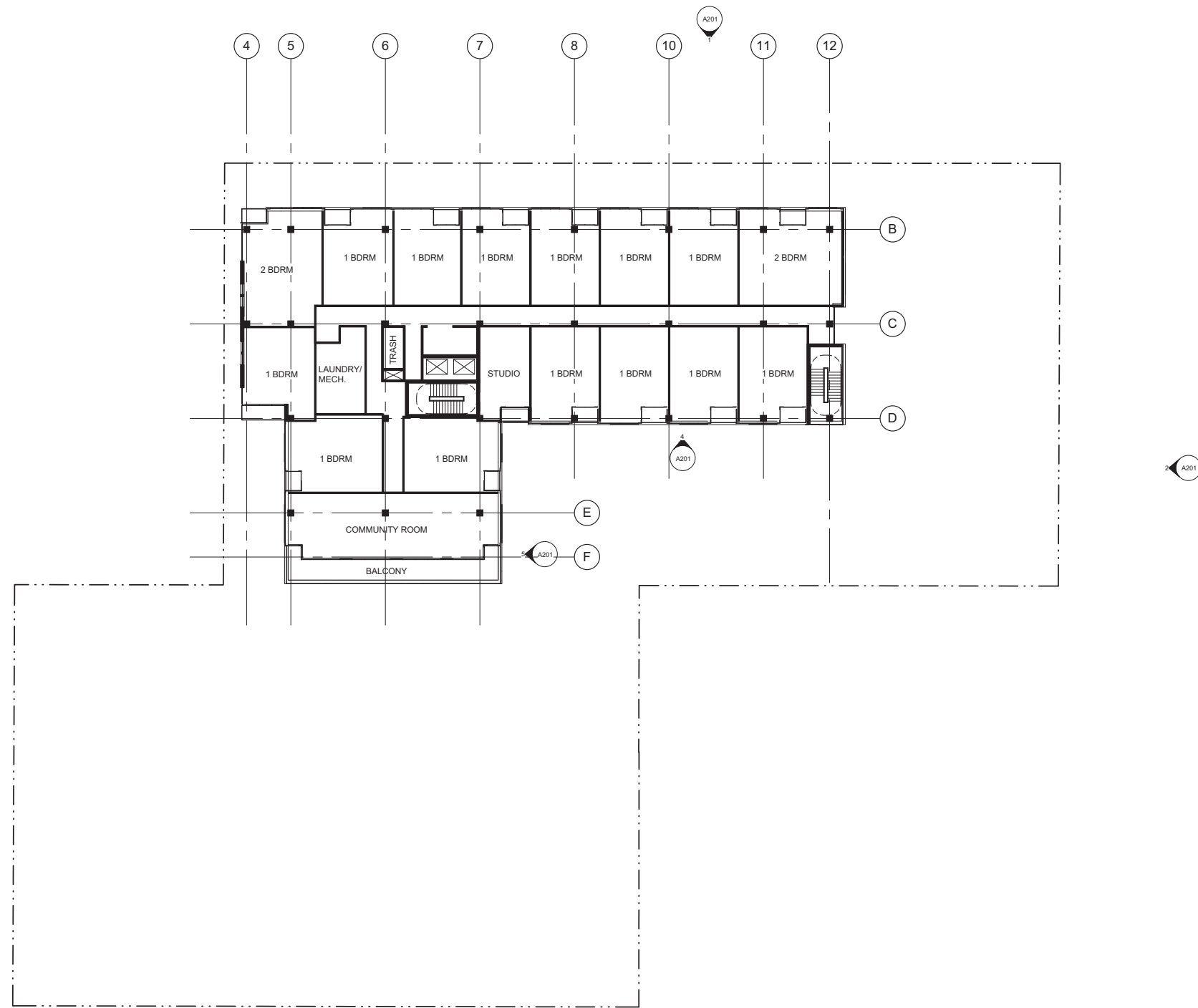
PLI Project Number: 2012.36.00	Drawing No. <b>A009</b>
Drawn By: PLI	



**OVERALL EIGHTH FLOOR PLAN (NINTH AND TENTH FLOORS SIMILAR)**  
1/16" = 1'-0"

Consultants:

Notes:



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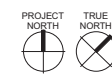
Date	Issuance/Revisions	Symbol
01/02/13	LAND USE APPLICATION SUBMITTAL	

**Johnson Dayton Apartments**  
Dayton Square

415 W Johnson Street, 226 N  
Broom Street, 424 W Dayton  
Street

OVERALL ELEVENTH FLOOR  
PLAN

PLI Project Number 2012.36.00	Drawing No. <b>A010</b>
Drawn By: PLI	



1  
A010

OVERALL ELEVENTH FLOOR PLAN

1/16" = 1'-0"

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Consultants:

Notes:

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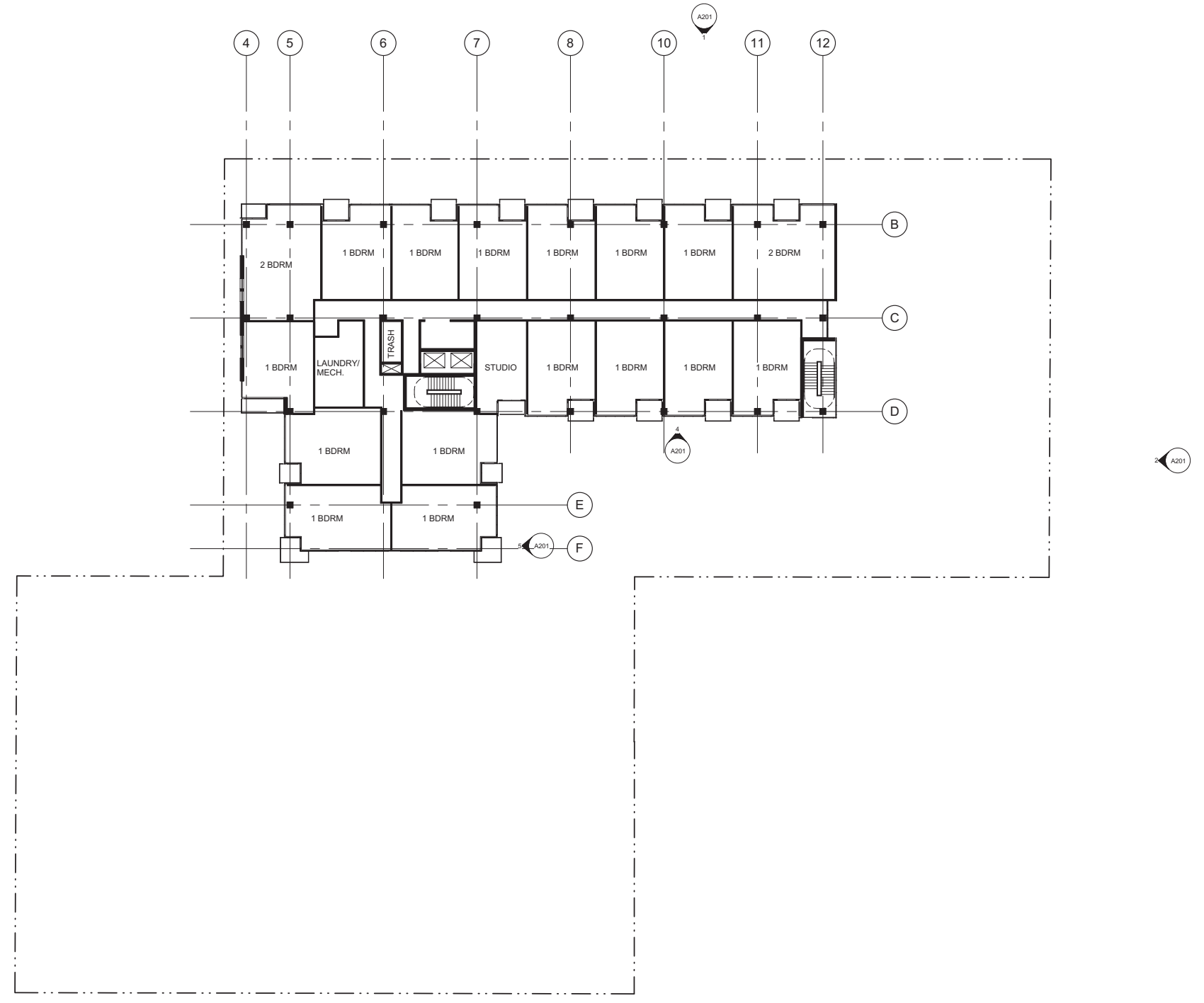
Date	Issuance/Revisions	Symbol
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**Johnson Dayton  
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415 W Johnson Street, 226 N  
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Street

**OVERALL TWELFTH FLOOR  
PLAN**

PLI  
A011





Consultants:

Notes:

- 1 BRICK TYPE 1
- 2 BRICK TYPE 2
- 3 BRICK TYPE 3
- 4 METAL PANEL
- 5 CURTAINWALL
- 6 FIBER CEMENT SIDING
- 7 NOT USED
- 8 DECK WITH METAL GUARD RAIL
- 9 WINDOW UNIT
- 10 SIDING PATIO DOOR
- 11 O.H. COILING DOOR
- 12 ENTRY CANOPY
- 13 METAL GUARD RAIL
- 14 CONC. STAIR WITH METAL HANDRAILS
- 15 STONE



3 WEST COURT ELEVATION  
A201 1/16" = 1'-0"

2 EAST ELEVATION  
A201 1/16" = 1'-0"

1 NORTH ELEVATION  
A201 1/16" = 1'-0"

6 WEST ELEVATION  
A201 1/16" = 1'-0"

5 EAST COURT ELEVATION  
A201 1/16" = 1'-0"

4 SOUTH ELEVATION  
A201 1/16" = 1'-0"

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**Johnson Dayton Apartments**  
Dayton Square

415 W Johnson Street, 226 N Broom Street, 424 W Dayton Street

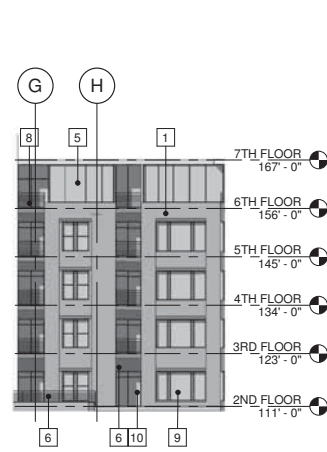
**BUILDING ELEVATIONS**

Project Number: 2012.36.00	Drawing No. <b>A201</b>
Drawn By: Author	

Consultants:

Notes:

- 1 BRICK TYPE 1
- 2 BRICK TYPE 2
- 3 BRICK TYPE 3
- 4 METAL PANEL
- 5 CURTAINWALL
- 6 FIBER CEMENT SIDING
- 7 NOT USED
- 8 DECK WITH METAL GUARD RAIL
- 9 WINDOW UNIT
- 10 SIDING PATIO DOOR
- 11 O.H. COILING DOOR
- 12 ENTRY CANOPY
- 13 METAL GUARD RAIL
- 14 CONC. STAIR WITH METAL HANDRAILS
- 15 STONE



3 WEST COURT ELEVATION  
A202 1/16" = 1'-0"



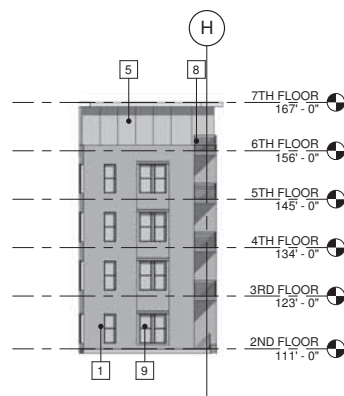
2 WEST ELEVATION - DAYTON BUILDING  
A202 1/16" = 1'-0"



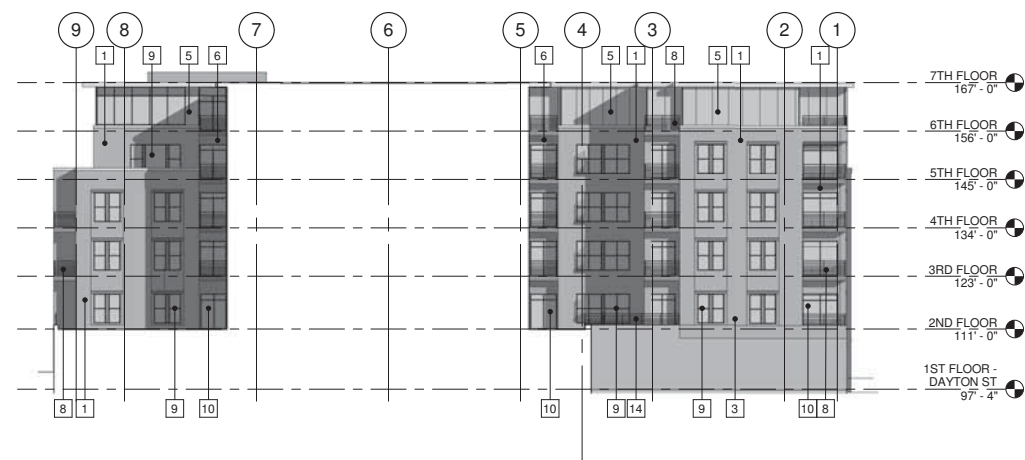
1 SOUTH ELEVATION  
A202 1/16" = 1'-0"



6 EAST ELEVATION  
A202 1/16" = 1'-0"



5 EAST COURT ELEVATION  
A202 1/16" = 1'-0"



4 NORTH ELEVATION  
A202 1/16" = 1'-0"

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Street

**BUILDING ELEVATIONS**

PLI Project Number: 2012.36.00	Drawing No. <b>A202</b>
Drawn By: PLI	



Consultants:

Notes:

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**Johnson Dayton Apartments**  
Dayton Square

415 W Johnson Street, 226 N  
Broom Street, 424 W Dayton  
Street

3D IMAGES

PJL Project Number: 2012.36.00	Drawing No.: <b>A203</b>
Drawn By: Author	



**2** AERIAL VIEW FROM EAST SIDE  
A203



**1** AERIAL VIEW FROM WEST SIDE  
A203



**6** VIEW FROM DAYTON ST  
A203



**5** VIEW FROM DAYTON ST  
A203



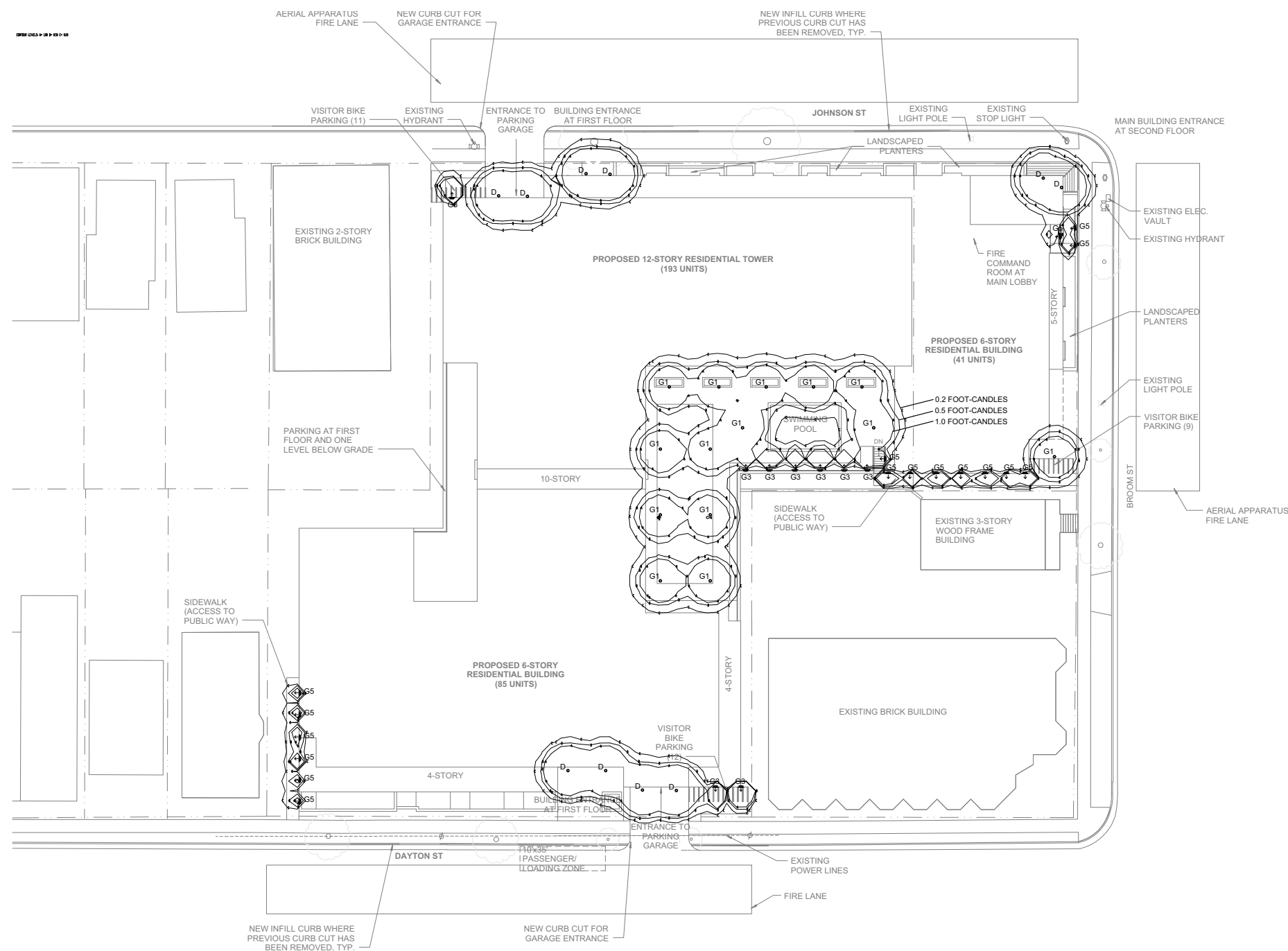
**4** VIEW FROM JOHNSON ST  
A203



**3** VIEW FROM NORTH CORNER  
A203

Consultants:

Notes:



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**Johnson Dayton Apartments**  
Dayton Square

415 W Johnson Street, 226 N  
Broom Street, 424 W Dayton Street

Drawing Title

**ELECTRICAL SITE PLAN**

PLI Project Number  
2012.36.00

Drawing No.

**E002**

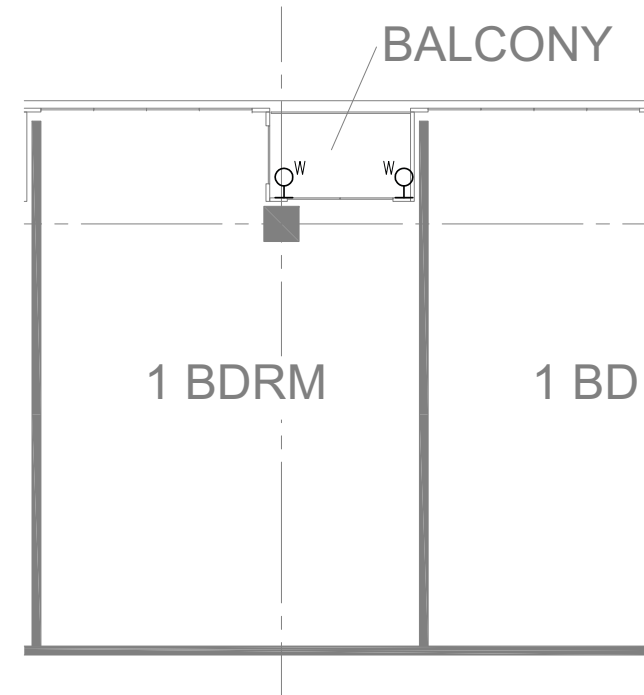
Drawn By  
PLI

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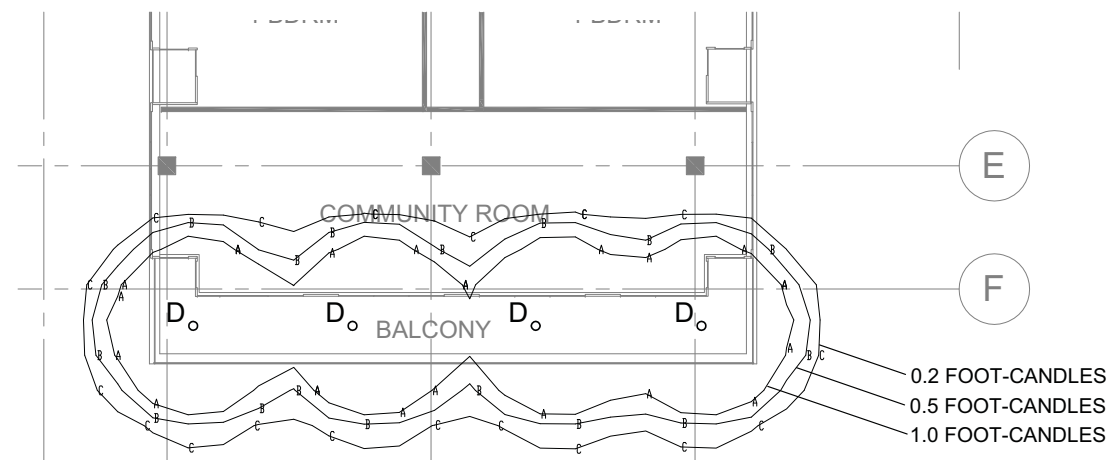
PROJECT NORTH TRUE NORTH  
  
**1** ELECTRICAL SITE PLAN  
 1" = 20'-0"

Consultants:

Notes:



PROJECT NORTH TRUE NORTH  
 1 TYPICAL BALCONY EXTERIOR LIGHTING  
 E003 1/4" = 1'-0"



PROJECT NORTH TRUE NORTH  
 2 11TH FLOOR BALCONY EXTERIOR LIGHTING  
 E003 1/8" = 1'-0"

PRELIMINARY  
NOT FOR CONSTRUCTION

Date	Issuance/Revisions	Symbol
01/02/13	LAND USE APPLICATION SUBMITTAL	

**Johnson Dayton Apartments**  
Dayton Square

415 W Johnson Street, 226 N  
Broom Street, 424 W Dayton  
Street

11TH FLOOR BALCONY  
AND TYPICAL SUITE BALCONY  
EXTERIOR LIGHTING

PLJ Project Number: 2012.36.00	Drawing No. <b>E003</b>
Drawn By: PLJ	