

**CITY OF DODGEVILLE**  
**ZONING CHANGE APPLICATION**

*Reference Chapter 17.12 & 17.34*

DATE: 10/03/2023

TO: PLAN COMMISSION

CITY OF DODGEVILLE

I would like to request a zoning change for my property located at:  
1114 N Johns Street

Present Zoning is: B-H General Highway Business

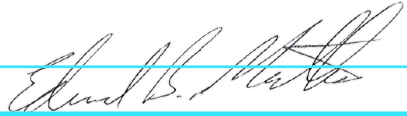
Requesting Zoning change to: PUD- Planned Unit Development

The property will be used for:  
Multifamily housing, featuring 24 one-bedroom and 16 two-bedroom units in 2 two-story walk-up buildings, and 10 three-bedroom townhouses.

Legal description of property:  
LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 460 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR IOWA COUNTY, WISCONSIN, ON MAY 20, 1994 IN VOLUME 2 OF CERTIFIED SURVEY MAPS, PAGES 316-317, AS DOCUMENT NO. 196886, IN THE CITY OF DODGEVILLE, IOWA COUNTY, WISCONSIN.

Names and addresses of adjacent and abutting owners:  
Nonn James Living Trust, 1122 N Johns St; Iowa County AG LLC, 215 E Grace St  
Schmit Family Trust, 1121 Professional Drive; Farmers Saving Bank, 1113 N Johns St  
Linda L McLaughlin, 1112 N Johns St; Scott & Laurie Montague, 1117 Roelli Lane  
Jean Marie Schwingle, 1116 Roelli Lane; FS Partners, 1121 N Johns St

**FEE: \$400**

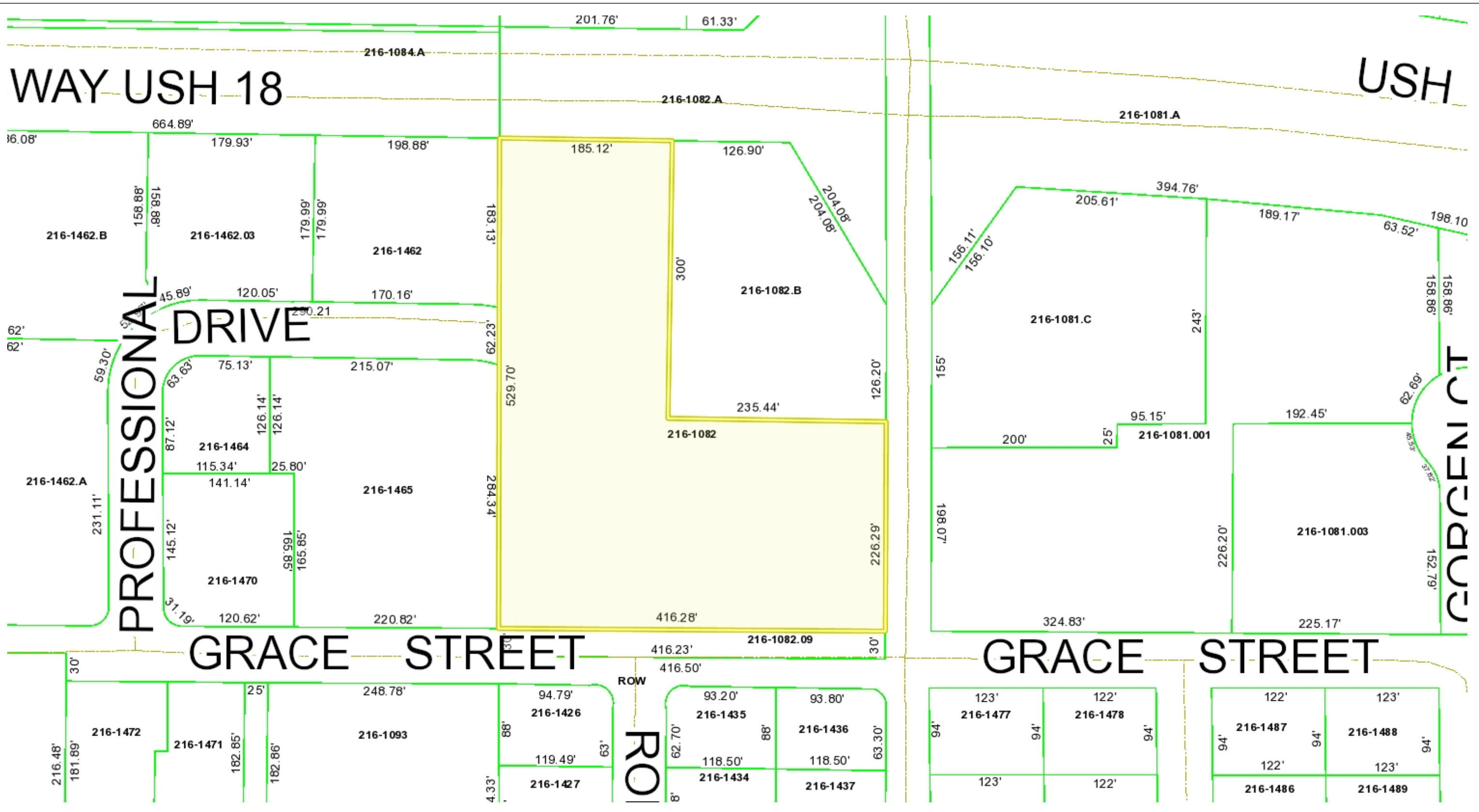
Signature of Applicant: 

Address of Applicant: 200 N Main Street, Oregon, WI 53575

Signature of Property Owner: 

**The Applicant or his/her agent must appear at the hearing**

**General procedure:** 1. The Plan Commission will hold a public hearing per State Statute 62.23(7), and within 60 days, make a recommendation to the Common council to approve, deny or modify the request. At a meeting subsequent to the Plan Commission hearing and recommendation, the Common Council shall vote on the passage of the proposed change or amendment. If neighbors as defined in 17.30(6) protest the change or amendment, the vote by the council to approve the change must be by 3/4 of the Council members voting. If the change or amendment is denied, no similar petition can be submitted for one year.



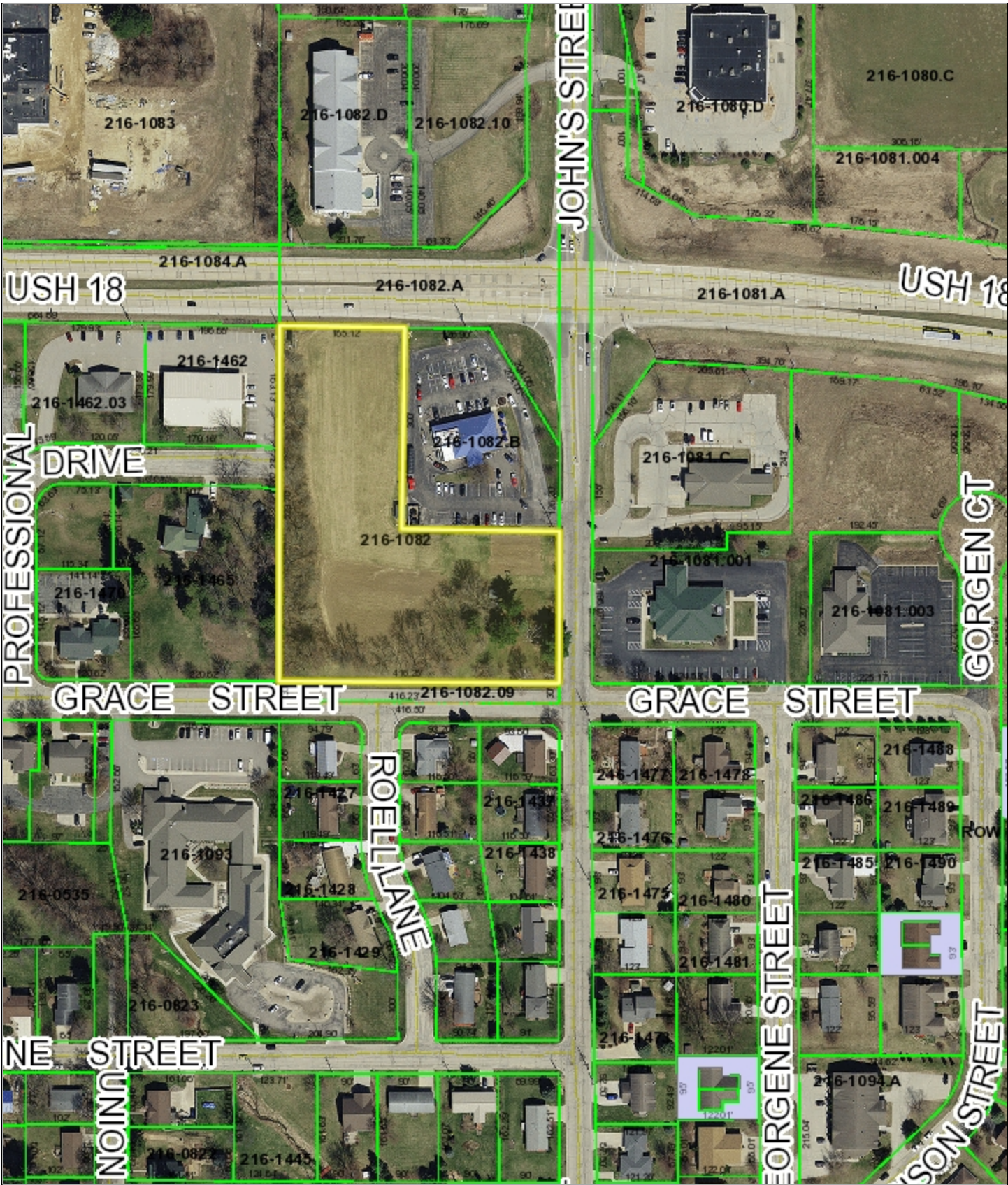
SW WI GIS



SCALE: 1" = 100'

Print Date: 10/5/2023

DISCLAIMER: No guarantee in the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SW WI GIS

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




SCALE: 1" = 200'



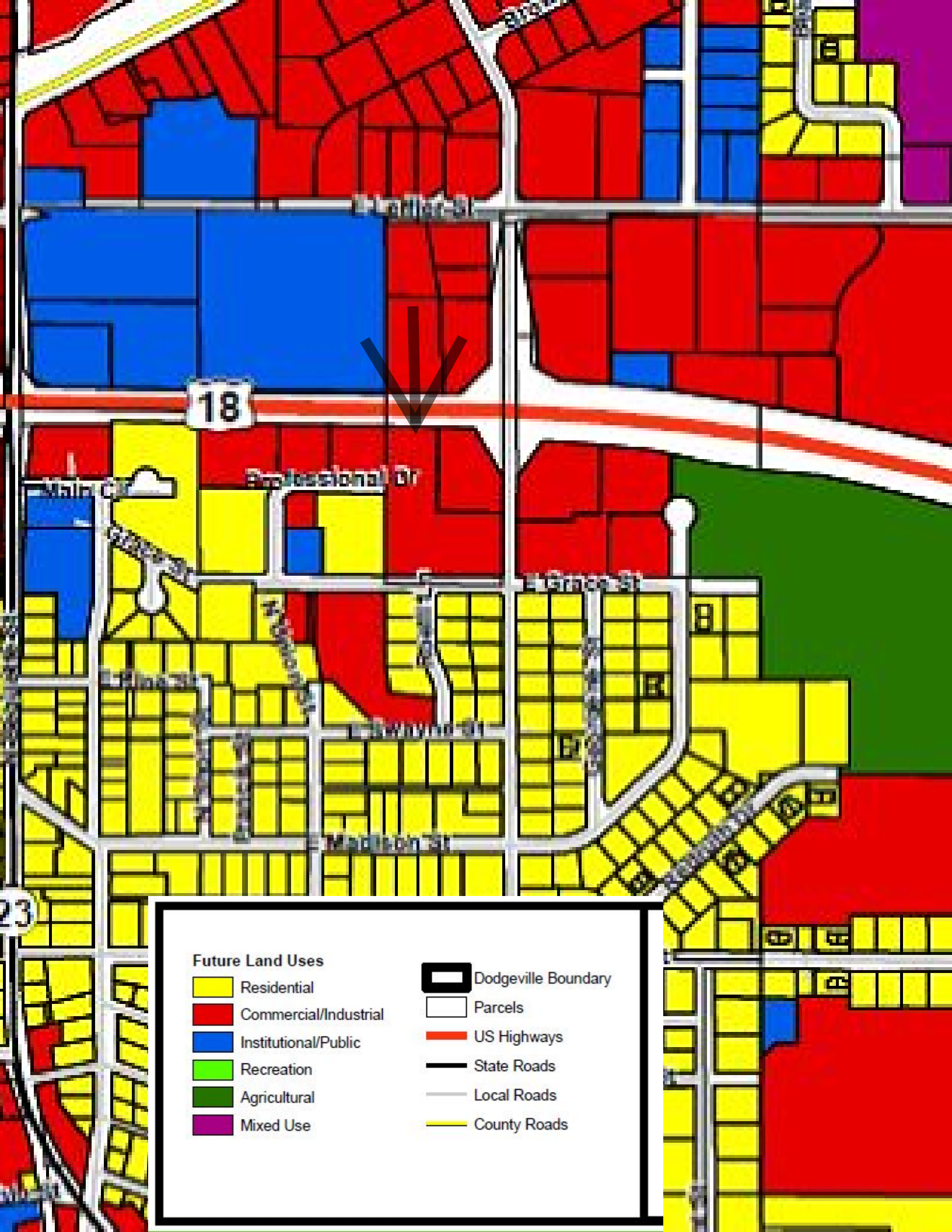
Print Date: 10/24/2023

# Zoning

<Null>

-  A-G
-  B-C
-  B-H
-  B-N
-  M-G
-  M-H
-  M-L
-  PUD
-  R-1
-  R-M





**Future Land Uses**

- Residential
- Commercial/Industrial
- Institutional/Public
- Recreation
- Agricultural
- Mixed Use

- Dodgeville Boundary
- Parcels
- US Highways
- State Roads
- Local Roads
- County Roads

## **Sec 17.18 B-H General Highway Business District**

The B-H District is established to provide for the establishment of principally motor vehicle-oriented or dependent commercial activities in nonresidential settings. Lot dimensional requirements are established to provide for the orderly grouping of commercial uses and for adequate off-street parking.

### *(a) Permitted Uses.*

- (1) Automotive sales, servicing and repairs.
- (2) Cleaning, dyeing and pressing establishments.
- (3) Construction/contractor shops.
- (4) Convenience stores.
- (5) Department stores and discount stores.
- (6) Banks.
- (7) Restaurants.
- (8) Feed and seed stores.
- (9) Locker plants.
- (10) Gasoline and service stations, providing all gas pumps are not less than 30 feet from any existing or proposed street line.
- (11) Laundromats.
- (12) Lumber and contractor's yards.
- (13) Motels.
- (14) Plumbing and heating shops.
- (15) Printing and related trades.
- (16) Publishing, including newspaper publishing, job printing, lithographing and blueprinting.
- (17) Recreational and entertainment establishments.
- (18) Shopping centers.
- (19) Supermarkets.

- (20) Taxidermists.
- (21) Tourist information and hospitality centers.
- (22) Veterinary clinics.
- (23) (Cr. Ord. #988) All permitted uses in the B-C Central Business District.

(b) *Conditional Uses.*

- (1) Farm machinery and equipment sales, repair and storage.
- (2) Painting businesses.
- (3) Other uses similar in character to the permitted uses, giving due consideration to such items as noise, odor, pollution, traffic and parking, safety, hours and type of operation.
- (4) (Cr. Ord. #1169) Churches and similar places of worship and instruction.
- (5) See sec. 17.24(a) of this chapter.

(c) *Lot, Yard and Building Requirements.*

Lot frontage	Minimum 100 ft.
Lot area	Minimum 20,000 sq. ft.
Front yard	Minimum 50 ft.
Side yards	Minimum 20 ft.
Rear yard	Minimum 25 ft.
Building height	Maximum 35 ft.
Number of stories	Maximum 2 1/2

(d) *Off-Street Parking and Loading Requirements.* See sec. 17.26 of this chapter.

(Ord. No. 2021-1403, att., § 17.18, 9-21-2021)

HISTORY

Adopted by Ord. [2023-01](#) on 1/3/2023

## **Sec 17.22 PUD Planned Unit Development District**

- (a) *Statement of Purpose.* The Planned Unit Development District is established to provide a voluntary regulatory framework designed to encourage and promote coordinated area site planning and improved environmental and aesthetic design in the City by allowing for greater freedom, imagination, and flexibility in the development of land while ensuring substantial compliance with the basic intent of this chapter and the general plan for community development. To promote this purpose, the Planned Unit Development allows diversification and variation in the bulk and relationship of uses, structures and spaces in developments conceived as unified plans and projects. It is further intended to encourage more rational and economic development in regard to public services and encourage and facilitate preservation of open land.
- (b) *Permitted Uses.* No use shall be permitted in a Planned Unit Development District except those designated as permitted uses under the general development plan for the District. Any use permitted by right or as a conditional use in any of the other zoning districts under this chapter may be approved as a part of the general development plan, subject to the criteria for approval established under sub. (e) below. Such requirements as are made a part of the general development plan, along with the recorded plan itself, shall be construed to be and enforced as a part of this chapter.
- (c) *Development Requirements.* In a Planned Unit Development District, there shall be no predetermined specific lot area, lot width, height, floor area ratio, yard, usable open space, sign and off-street parking requirements, except as such requirements are made a part of the general development plan.
- (d) *Single Parcel, Lot or Tract.* Each PUD District shall be considered as one tract, lot or parcel, and the legal description shall define said PUD as a single parcel, lot or tract and be so recorded with the County Register of Deeds.
- (e) *Criteria for Approval.* The following criteria shall be considered in determining whether the general development plan is consistent with the spirit and intent of this chapter and has the potential for significant community benefits in terms of environmental and aesthetic design:



- (1) *Character and Intensity of Land Use.* In a Planned Unit Development District, the uses and their intensity, appearance and arrangement shall be of a visual and operational character which:
  - a. Are compatible with the physical nature of the site or area.
  - b. Will produce an attractive environment of sustained aesthetic desirability, economic stability and functional practicality compatible with the general development plan.
  - c. Will not adversely affect the anticipated provision for school or other municipal services.
  - d. Will not create a traffic or parking demand incompatible with the existing or proposed facilities to serve the development.

- (2) *Economic Impact.* A Planned Unit Development District shall not adversely affect the economic prosperity of the City or of surrounding properties.

- (3) *Preservation and Maintenance of Open Space.* In a Planned Unit Development District, adequate provisions for the improvement and continuing preservation and maintenance of attractive open space shall be made.

- (4) *Implementation Schedule.* The proponents of a Planned Unit Development District shall submit a reasonable schedule for the implementation of the development to the satisfaction of the Council, including suitable provisions for assurance that each phase could be brought to completion in a manner which will not result in an adverse effect upon the community as a result of termination at that point.

- (f) *Procedure.* The procedure for rezoning to a Planned Unit Development District shall be the same procedure as required pursuant to sec. 17.34 of this chapter for any zoning district change, except that, in addition thereto, the rezoning may only be considered with the consent of the owner of the land within the proposed PUD District and in conjunction with a development plan, as described below.

- (1) *Pre-Application Conference.*

- a. Before submitting an application for a Planned Unit Development rezoning, an applicant shall confer with the

Plan Commission, the City staff and other City department heads.

- b. The purpose of the pre-application conference is to familiarize both the applicant and the Plan Commission with details of and requirements regarding the PUD before the applicant enters into binding commitments or incurs substantial expense.
- c. At the pre-application conference, the Plan Commission shall familiarize the applicant with the PUD process and explain to the applicant issues that should be considered in planning the project. The applicant shall inform the Plan Commission of the applicant's development concept through general outlines and sketch plans. Any statement made by either the Plan Commission or the applicant concerning potential disposition of a PUD application or the final form of the development shall not be legally binding.

(2) *Development Plan*. The development plan shall include:

- a. A statement describing the general character of the intended development.
- b. An accurate map of the project area, including its relationship to surrounding properties and existing topography and key features.
- c. A plan of the proposed project showing sufficient detail to make possible evaluation of the criteria for approval as set forth in sub. (e) above.
- d. When requested, a general outline of intended organizational structure related to property owner's association, deed restrictions and private provision of common services.
- e. Permitted uses within specific designated areas of the district.

(3) An implementation plan which shall include:

- a. The pattern of public and private roads, driveways, walkways and parking facilities
- b. Detailed lot layout and division plat where required.

- c. The arrangement of building groups, other than one-family dwellings, and their architectural character.
- d. Sanitary sewer and water mains.
- e. Grading plan and storm drainage system.
- f. The location and treatment of open spaces and recreation or other amenities.
- g. The location and description of any areas to be dedicated to the public.
- h. Landscape plan and plant list.
- i. Proof of financing capability.
- j. Analysis of economic impact upon the community.
- k. A construction schedule indicating the approximate dates when construction of the project can be expected to begin and be completed.
- l. Agreements, bylaws, provisions or covenants which govern the organizational structure, use, maintenance and continued protection of the development and any of its common services, common open areas or other facilities.

*(4) Approval.*

- a. In reviewing original and final development plans and application, the Plan Commission may seek technical assistance from such sources as it deems necessary at the expense of the applicant and subject to the applicant's approval. Following a review of the development plan, the Plan Commission shall recommend to the Council that it be approved as submitted, approved with modifications or disapproved.
- b. Upon receipt of the Plan Commission recommendation, the Council may approve the development plan and the rezoning to a Planned Unit Development District and authorize the development to proceed accordingly, or disapprove the plan and send it back with specific objections to the Plan Commission for further negotiation with the developer.

- c. In the event of approval, the approved development plan, together with such agreements with regard to project value, character and other factors to ensure that the proposed development will be constructed as presented in the approved development plan and within the time frame set forth therein, shall be recorded by the Council in the Iowa County Register of Deeds office. This shall be accomplished prior to the issuance of any building permit.
- d. Any subsequent change or addition to the approved development plan or to any use permitted thereunder shall first be submitted for approval to the Plan Commission. Minor changes in the location, sitting and height of buildings and structures may be authorized by the Council without additional public hearings if required by engineering or other circumstances not foreseen at the time the approved development plan was engineered. If, however, in the opinion of the Commission, the change or addition constitutes a substantial alteration of the development plan, compliance with the procedure for an amendment to this chapter shall be required before such change or addition shall be permitted. The following shall be considered substantial alterations to the development plan:
  - 1. A change in the use or character of the development.
  - 2. An increase in overall coverage of structures.
  - 3. An increase in the intensity of use.
  - 4. An increase in the problems of traffic circulation and public utilities.
  - 5. A reduction in approved open space.
  - 6. A reduction of off-street parking and loading space.
  - 7. A reduction in required pavement widths.

(g) *Enforcement.*

- (1) The developer shall begin construction of the PUD within 12 months of the date of the recording of the approved development

plan. The Council may grant, in writing, an extension of this time period of up to 12 months upon demonstration of good cause by the developer. If the developer fails to commence construction of the PUD within the specified time, the City shall proceed with actions as specified in par. (g)(3) below.

- (2) If the PUD is to be developed in stages, the developer shall begin the construction of each stage within the time limits specified in the final development plan. Construction in each phase shall include all the elements of that phase specified in the final development plan.
- (3) The Plan Commission or Building Inspector shall periodically monitor the construction of the PUD with respect to start of construction and development phasing. If the Plan Commission or its designee finds that either the developer has failed to begin development within the specified time period or that the developer is not proceeding in accordance with the approved development phasing with respect to either timing or construction of an approved mix of project elements, the Plan Commission shall give written notice to the developer to appear before the Plan Commission within 30 days to report on the status of the PUD. Upon review of the PUD, the Plan Commission may recommend to the Council an extension of the time for start of construction or the length of time needed to complete a phase, recommend that the developer amend the approved development plan subject to the procedures specified in sub. (f)(3)d. above or recommend termination of the project and repeal of the zoning change. When the Plan Commission deems it necessary to terminate the project and repeal the zoning change, it shall recommend to the Council that the Planned Unit Development District created for such project be nullified and the original zoning classification returned to the land therein.

The repeal of the zoning change shall be subject to the procedures specified in sec. 17.34 of this chapter. At the time of such zoning change, existing completed or partially completed structures and uses thereon that do not conform to the regulations for the district in which located shall be deemed nonconforming as defined by this chapter.

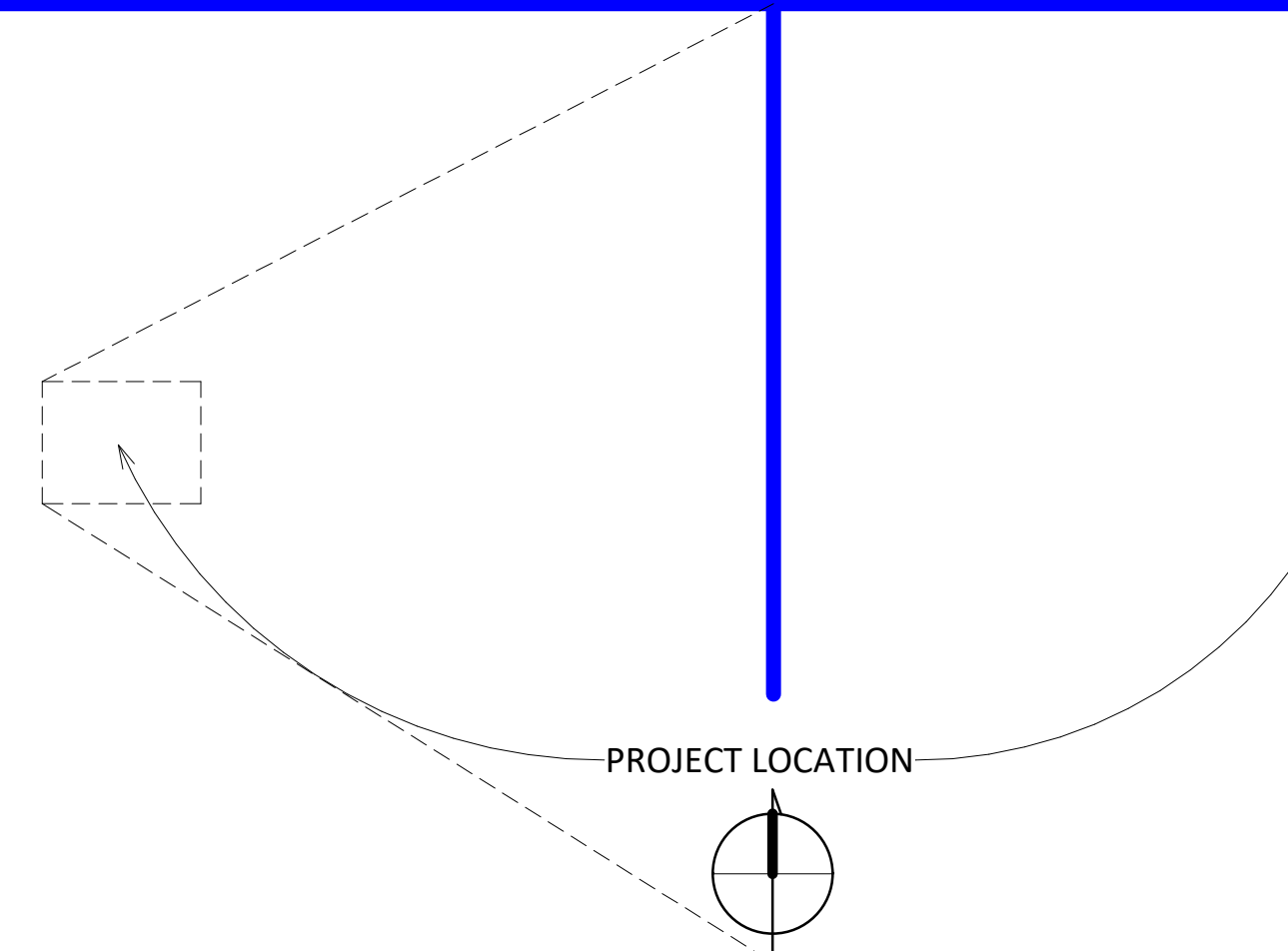
# JOHNS STREET MULTIFAMILY

APARTMENT HOMES  
1114 NORTH JOHNS STREET  
DODGEVILLE, WI 53533

## PROJECT IMAGE

## PROJECT LOCATION

## PLAN INDEX



SHEET #	SHEET NAME	ISSUE DATE	CURRENT REVISION
G - GENERAL			
G101	COVER SHEET	2023.09.26	
AS - ARCHITECTURAL SITE			
AS101	ARCHITECTURAL SITE PLAN	2023.09.26	
C - CIVIL			
C100	SITE PLAN	2023.09.26	
A - ARCHITECTURAL			
AA111	1st/GROUND FLOOR ENLARGED SCALE UNIT PLANS - WALKUP BLDGS	2023.09.26	
AA201	EXTERIOR ELEVATIONS - WALKUP BLDGS	2023.09.26	
AB111	ENLARGED SCALE UNIT PLANS - TOWNHOMES	2023.09.26	
AB201	EXTERIOR ELEVATIONS - TOWNHOMES	2023.09.26	
AC201	EXTERIOR ELEVATIONS - COMMUNITY BUILDING	2023.09.26	

SHEET #	SHEET NAME	ISSUE DATE	CURRENT REVISION

## PROJECT DESCRIPTION

## PROJECT DIRECTORY

<b>TBD</b> 200 NORTH MAIN STREET OREGON, WI 53575 VOICE (608) 835-3900	<b>OWNER</b>	<b>WYSER ENGINEERING, LLC</b> ADAM WATKINS, PE 300 EAST FRONT STREET MOUNT HOREB, WI 53572 VOICE (608) 437-1980	<b>SURVEYING</b>
<b>GORMAN ARCHITECTURAL, LLC</b> DANIEL KORNAUS, AIA NCARB 200 NORTH MAIN STREET OREGON, WI 53575 VOICE (608) 835-5223	<b>SUPERVISING ARCHITECT</b>	<b>WYSER ENGINEERING, LLC</b> ADAM WATKINS, PE 300 EAST FRONT STREET MOUNT HOREB, WI 53572 VOICE (608) 437-1980	<b>CIVIL</b>
<b>GORMAN ARCHITECTURAL, LLC</b> TBD 200 NORTH MAIN STREET OREGON, WI 53575 VOICE (608) 835-5534	<b>DESIGN ARCHITECT</b>	<b>STRUCTURAL ENGINEER</b> XXXXXX WEST XXXXXXXXXXXX, XXXXXX 000 CITY, STATE 00000 VOICE (000) 000-0000 FAX (000) 000-0000	<b>STRUCTURAL</b>
<b>GORMAN GENERAL CONTRACTORS, LLC</b> TBD 200 NORTH MAIN STREET OREGON, WI 53575 VOICE (608) 835-5573 FAX (608) 835-5578	<b>CONTRACTOR</b>	<b>FIRE PROTECTION ENGINEER</b> XXXXXX WEST XXXXXXXXXXXX, XXXXXX 000 CITY, STATE 00000 VOICE (000) 000-0000 FAX (000) 000-0000	<b>FIRE PROTECTION</b>
XXXXXX XXX XXXXXXXX XXXXXXXXXXXX XXXXXXXXXXXX CORP.	<b>LENDER</b>	<b>PLUMBING ENGINEER</b> XXXXXX WEST XXXXXXXXXXXX, XXXXXX 000 CITY, STATE 00000 VOICE (000) 000-0000 FAX (000) 000-0000	<b>PLUMBING</b>
XXXXXXXX - XXXXXXXX INSURANCE XXXXXX WEST XXXXXXXXXXXX, XXXXXX 000 CITY, STATE 00000	<b>BONDING</b>	<b>MECHANICAL ENGINEER</b> XXXXXX WEST XXXXXXXXXXXX, XXXXXX 000 CITY, STATE 00000 VOICE (000) 000-0000 FAX (000) 000-0000	<b>MECHANICAL</b>
		<b>ELECTRICAL ENGINEER</b> XXXXXX WEST XXXXXXXXXXXX, XXXXXX 000 CITY, STATE 00000 VOICE (000) 000-0000 FAX (000) 000-0000	<b>ELECTRICAL</b>

## DEFERRED SUBMITTALS

## SET ISSUE

## LOCAL UTILITIES

### APPROVED FOR:

- PERMIT APPLICATION
- BIDDING
- CONSTRUCTION

**ELECTRIC/GAS:**  
ALLIANT ENERGY  
CORPORATE: (800) 255-4268

**SEWER/WATER:**  
DODGEVILLE UTILITIES  
100 EAST FOUNTAIN STREET  
DODGEVILLE, WI 53533  
(608) 930-3520

**TELEPHONE/CATV:**  
SPECTRUM

TDS

JOHNS STREET MULTIFAMILY

1114 NORTH JOHNS STREET  
DODGEVILLE, WI 53533

### Issue Dates:

DATE	DESCRIPTION

Project No. 2000-0150  
Plot Date: 9/26/2023 12:23:34 PM  
Drawn by: Author  
Checked by: Checker  
Approved by: Approver  
**SCHEMATIC DESIGN**  
Sheet Title  
COVER SHEET

Sheet No.  
**G101**

NOT FOR  
CONSTRUCTION

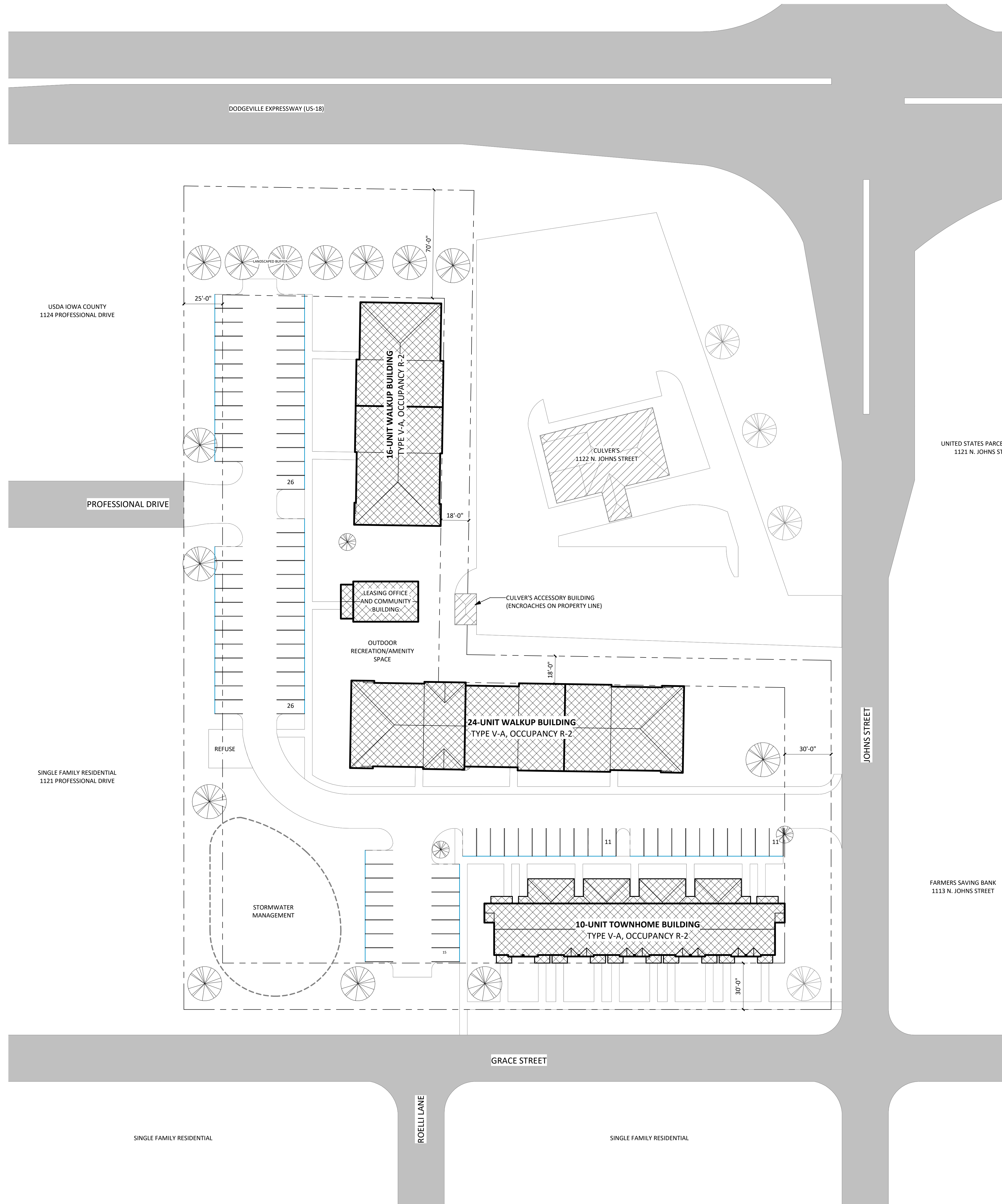
**JOHNS STREET MULTIFAMILY**

**1114 NORTH JOHNS STREET  
DODGEVILLE, WI 53533**

Issue Dates:	
DATE	DESCRIPTION

Project No.	2000-0150
Plot Date:	9/26/2023 12:23:34 PM
Drawn by:	DMK
Checked by:	
Approved by:	
<b>SCHEMATIC DESIGN</b>	
Sheet Title	ARCHITECTURAL SITE PLAN

Sheet No.  
**AS101**



**1 ARCHITECTURAL OVERALL SITE PLAN**  
SCALE: 1" = 30'-0"

**SITE INFORMATION:**

APPX. 3.44 ACRES (APPX. 14.5 DWELLING UNITS PER ACRE)

CURRENT ZONING: B-H GENERAL HIGHWAY BUSINESS DISTRICT

NOTE: B-H GENERAL HIGHWAY BUSINESS DISTRICT DOES NOT PERMIT MULTIFAMILY RESIDENTIAL; WOULD REQUIRE REZONE OR PUD.

**BULK REQUIREMENTS:**

**SETBACKS:**

FRONT: 30' MIN.  
SIDE: 18' UP TO 2 STORIES, 21' UP TO 3 STORIES  
REAR: 25'  
FRONTAGE BUILDOUT: 50%  
PRIMARY FRONTAGE: 80' MINIMUM  
BUILDING HEIGHT: 45', 3 STORIES MAX.  
DENSITY: 1 DWELLING UNIT/4,000 SF LOT (150,864 SF / 4,000 = 37 UNITS; 50 SHOWN)  
PARKING: 1.5/UNIT (50 UNITS SHOWN, 75 SPACES REQUIRED; 89 SPACES SHOWN)

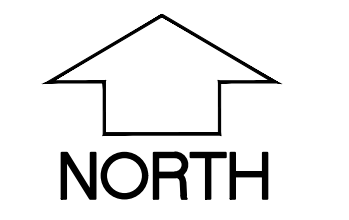
**PROJECT NARRATIVE:**

JOHNS STREET MULTIFAMILY WILL COMPRISE 50 DWELLING UNITS IN THREE BUILDINGS, FEATURING 24 1-BEDROOM AND 16 2-BEDROOM UNITS IN TWO 2-STORY WALKUP BUILDINGS, AND 10 3-BEDROOM TOWNHOMES IN THREE "TOWNHOME" BUILDINGS. THESE DWELLING UNITS WILL BE PROVIDED WITH 89 PARKING SPACES.

**SITE:** APPX. 3.44 ACRES

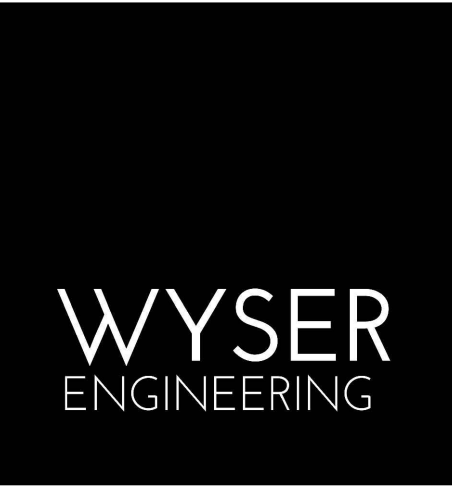
**UNIT COUNT: 50 UNITS**

1BR, 1BA: 25 UNITS (50%)  
2BR, 1BA: 15 UNITS (30%)  
3BR, 2BA: 10 UNITS (20%)



0' 15' 30' 45'  
1" = 30' on 30"x42"  
Not to scale on 11"x17"

Consultant



**JOHNS STREET MULTIFAMILY**

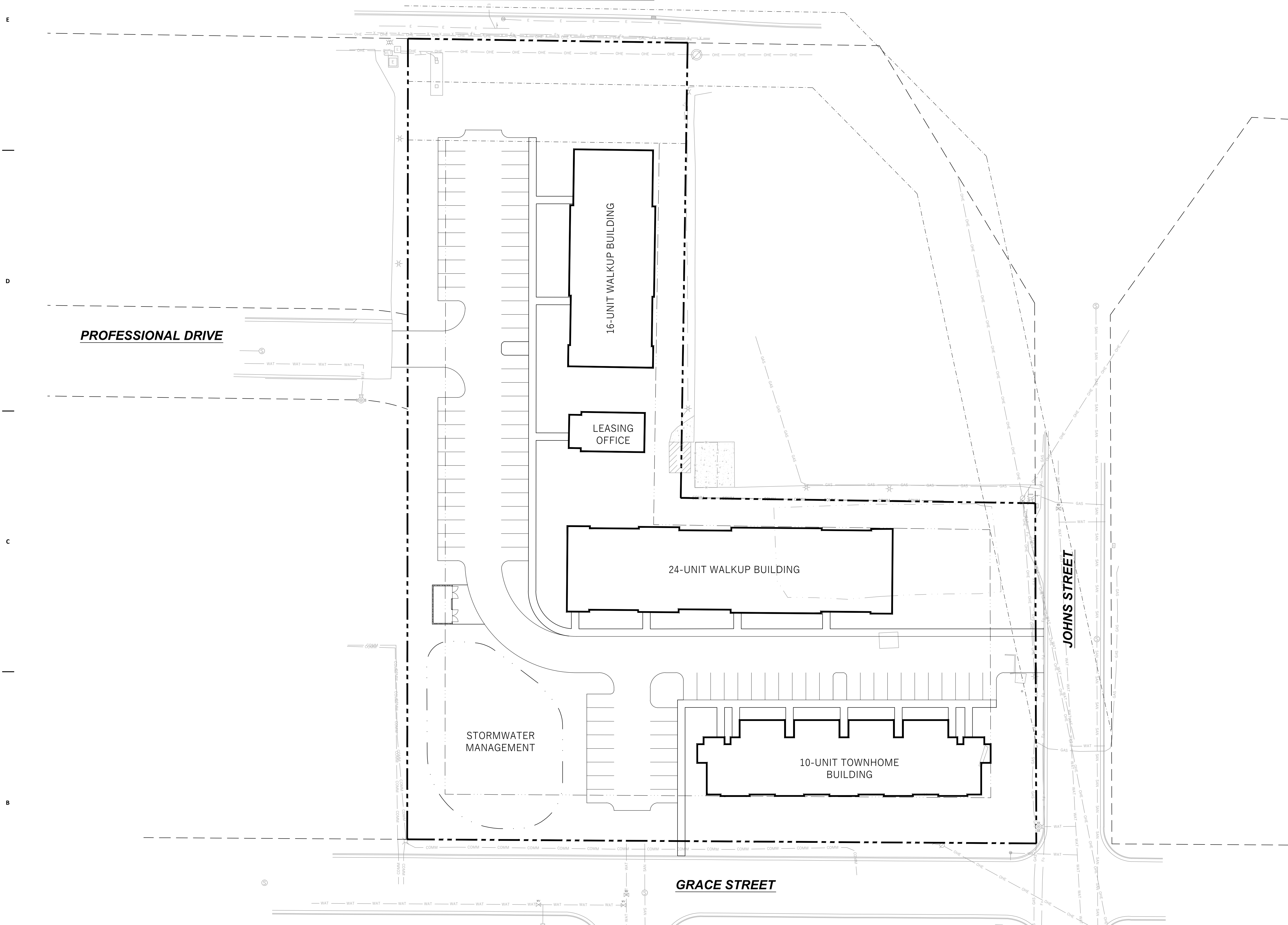
**1114 NORTH JOHNS STREET  
DODGEVILLE, WI 53533**

Issue Dates:	
DATE	DESCRIPTION

Project No.	2000-0150
Plot Date:	07/13/2021 1:47:17 PM
Surveyed by:	MAL
Drawn by:	AJW
Approved by:	AJW

Sheet Title  
**SITE PLAN**

Sheet No.  
**C100**



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NOT FOR  
CONSTRUCTION

**JOHNS STREET MULTIFAMILY**

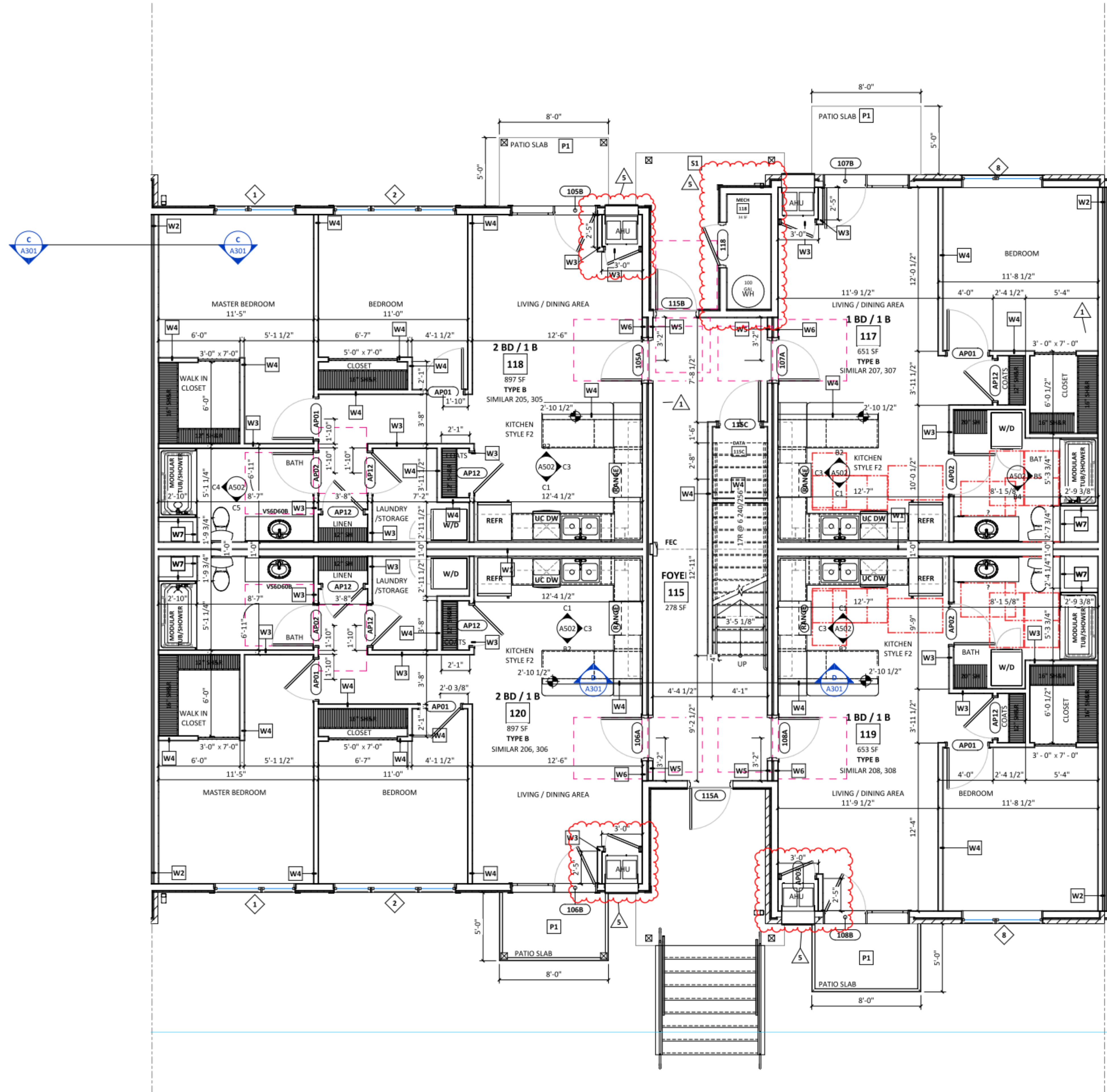
**1114 NORTH JOHNS STREET  
DODGEVILLE, WI 53533**

Issue Dates:	
DATE	DESCRIPTION

Project No.	2000-0150
Plot Date:	9/26/2023 12:23:32 PM
Drawn by:	Author
Checked by:	Checker
Approved by:	Approver
<b>SCHEMATIC DESIGN</b>	

Sheet Title  
1st/GROUND FLOOR  
ENLARGED SCALE UNIT  
PLANS - WALKUP BLDGS

Sheet No.  
**AA111**



**A3 UNITS 105-108 ENLARGED SCALE FLOOR PLANS**  
SCALE: 1/4" = 1'-0"

C:\Users\lgorman\Documents\JOHNS STREET\_SIT\_2023\_R1\gorman@gormanarch.com.dwg

NOT FOR  
CONSTRUCTION

**JOHNS STREET MULTIFAMILY**

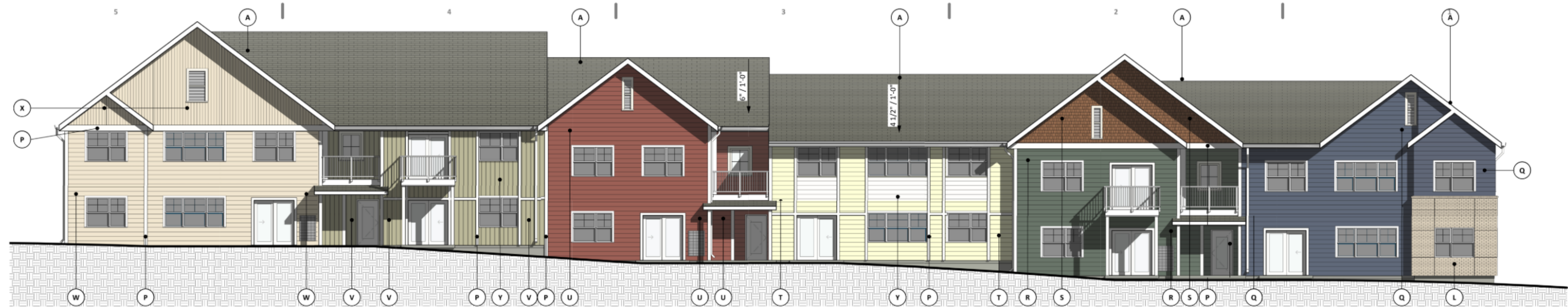
1114 NORTH JOHNS STREET  
DODGEVILLE, WI 53533

Issue Dates:	
DATE	DESCRIPTION

Project No.	2000-0150
Plot Date:	9/26/2023 12:23:32 PM
Drawn by:	Author
Checked by:	Checker
Approved by:	Approver
<b>SCHEMATIC DESIGN</b>	

Sheet Title  
EXTERIOR ELEVATIONS -  
WALKUP BLDGS

Sheet No.  
**AA201**

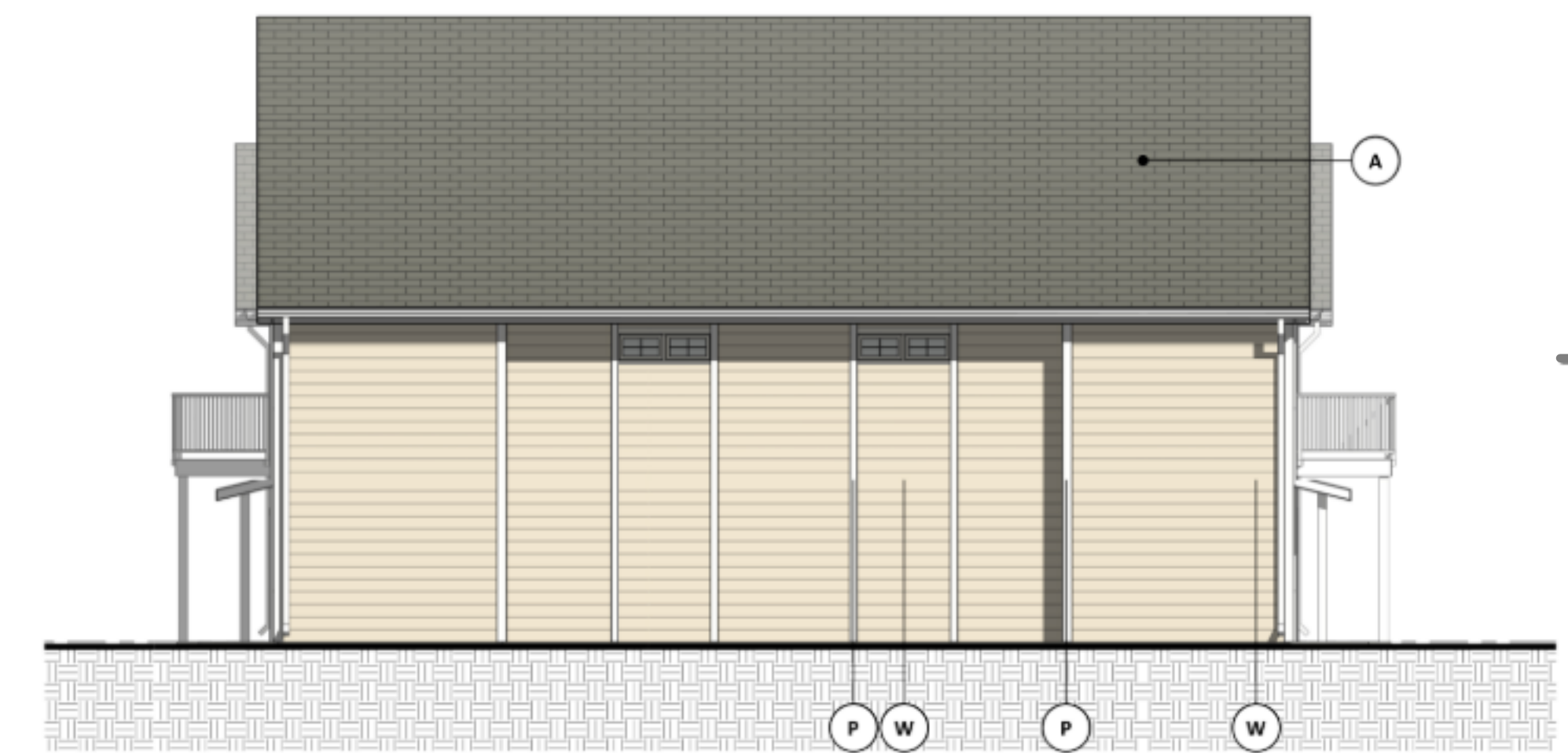


**C3 PROPERTY LINE ELEVATION (WEST)**  
SCALE: 1/8" = 1'-0"

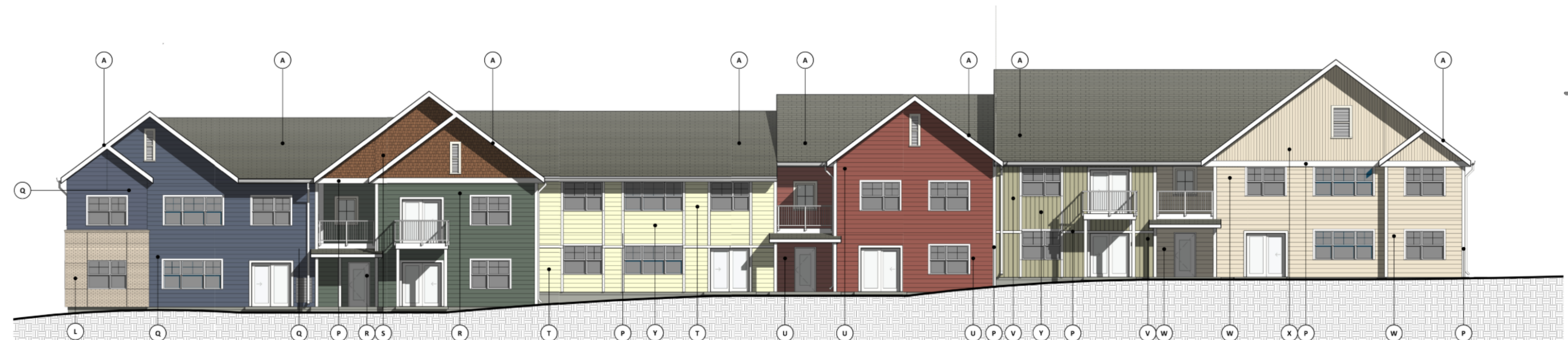


**B5 STREET ELEVATION (SOUTH)**  
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH MATERIALS	
MARK	DESCRIPTION
A	DIMENSIONAL ARCHITECTURAL ASPHALT SHINGLES - CERTAINTEEED 'GEORGETOWN GRAY'
B	LP 'SMART' HORIZONTAL SIDING - 8" REVEAL - COLOR MATCH CERTAINTEEED 'MIDNIGHT BLUE'
L	MASONRY VENEER - CREAM COLOR - SIZE AND JOINTS BY ARCHITECT
P	WHITE TRIM - COLOR MATCH CERTAINTEEED 'COLONIAL WHITE'
Q	CERTAINTEEED HORIZONTAL VINYL SIDING - 8" REVEAL - COLOR 'MIDNIGHT BLUE'
R	CERTAINTEEED HORIZONTAL VINYL SIDING - 8" REVEAL - COLOR 'FOREST'
S	CERTAINTEEED CEDAR TEXTURE VINYL SHAKES - COLOR 'SABLE BROWN'
T	CERTAINTEEED HORIZONTAL VINYL SIDING - 8" REVEAL - COLOR 'AUTUMN YELLOW'
U	CERTAINTEEED HORIZONTAL VINYL SIDING - 8" REVEAL - COLOR 'AUTUMN RED'
V	CERTAINTEEED VERTICAL BOARD & BATTEN VINYL SIDING - COLOR 'CYPRESS'
W	CERTAINTEEED HORIZONTAL VINYL SIDING - 8" REVEAL - COLOR 'DESERT TAN'
X	CERTAINTEEED VERTICAL VINYL SIDING - COLOR 'DESERT TAN'
Y	CERTAINTEEED HORIZONTAL VINYL SIDING - 8" REVEAL - COLOR 'COLONIAL WHITE'



**B2 REAR ELEVATION (NORTH)**  
SCALE: 1/8" = 1'-0"



**A3 PARKING LOT ELEVATION (EAST)**  
SCALE: 1/8" = 1'-0"

SCHEMATIC DESIGN

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**GENERAL NOTES - PROJECT SCOPE AT TYPE A AND TYPE W UNITS :**

- GENERAL:**
- UNIT INTERIOR DOORS SHALL BE 36" WIDE, TYPICALLY, AND SHALL BE NO LESS THAN 34" WIDE WHERE PASSAGE IS REQUIRED IN ACCORDANCE WITH ICC-ANSI A117.1.
  - PROVIDE CEILING FAN/LIGHT COMBINATION FIXTURE AT LIVING ROOM. REFER TO ELECTRICAL.
  - PROVIDE CEILING FAN/LIGHT COMBINATION FIXTURE AT BEDROOMS. REFER TO ELECTRICAL.
  - PROVIDE SOLID SURFACE WINDOW STOOL WHERE HISTORIC STOOL IS NOT PRESENT.
  - PROVIDE WIRE SHELF AND ROD AT COAT CLOSETS AND BEDROOM CLOSETS.
  - PROVIDE (S) WIRE SHELVES, VERTICAL STANDARDS, AND ADJUSTABLE BRACKETS AT PANTRY AND LINEN CLOSETS.
  - PATCH AND REPAIR HISTORIC PLASTER SURFACES USING COMPATIBLE MATERIALS.

- BATHROOMS :**
- VANITY SHALL BE 42" WIDE, MINIMUM, WITH BOWL CENTERED OVER ROLL-UNDER SINK BASE. REFER TO PLUMBING. TYPE A AND W UNITS MUST HAVE A ROLL UNDER APPROACH.
  - PROVIDE ADA COMPLIANT TOILET, TYPICAL ALL UNITS. REFER TO PLUMBING.
  - GRAB BARS SHALL BE PROVIDED AT TYPE A AND W UNITS AT TOILET REAR WALL AND SIDE WALL IN ACCORDANCE WITH ICC-ANSI A117.1.
  - BLOCKING FOR GRAB BARS SHALL BE INSTALLED AT THE REAR AND SIDE WALLS OF TYPE W TOILETS.
  - BATHTUBS SHALL BE PROVIDED, UNLESS AS INDICATED ON THE FLOOR PLAN AS "ROLL-IN SHOWER". REFER TO PLUMBING.
  - TUBS AND SHOWERS ARE TO HAVE OFFSET CONTROLS IN ACCORDANCE WITH WHEDA REQUIREMENTS. REFER TO PLUMBING.
  - GRAB BARS SHALL BE PROVIDED AT TYPE A AND W SHOWERS IN ACCORDANCE WITH ICC-ANSI A117.1.

- KITCHENS :**
- SINKS SHALL BE DOUBLE BASIN, STAINLESS STEEL, ADA COMPLIANT WITH ROLL-UNDER TOE AND KNEE CLEARANCES AT TYPE A AND TYPE W UNITS IN ACCORDANCE WITH ICC-ANSI A117.1. REFER TO PLUMBING.
  - COUNTERTOPS SHALL BE SET AT 34" AFF FOR TYPE A AND TYPE W UNITS IN ACCORDANCE WITH ICC-ANSI A117.1.
  - A ROLL-UNDER WORK SURFACE SHALL BE PROVIDED AT TYPE A UNITS IN ACCORDANCE WITH ICC-ANSI A117.1. SEE PLANS AND INTERIOR ELEVATIONS.
  - PROVIDE 30" FRONT CONTROL ELECTRIC RANGES.
  - PROVIDE RANGE HOOD WITH FIRE SUPPRESSION CANISTERS.
  - WALL AND FLOOR FINISHES TO CONTINUE BELOW AND BEHIND ROLL-UNDER CABINETS.

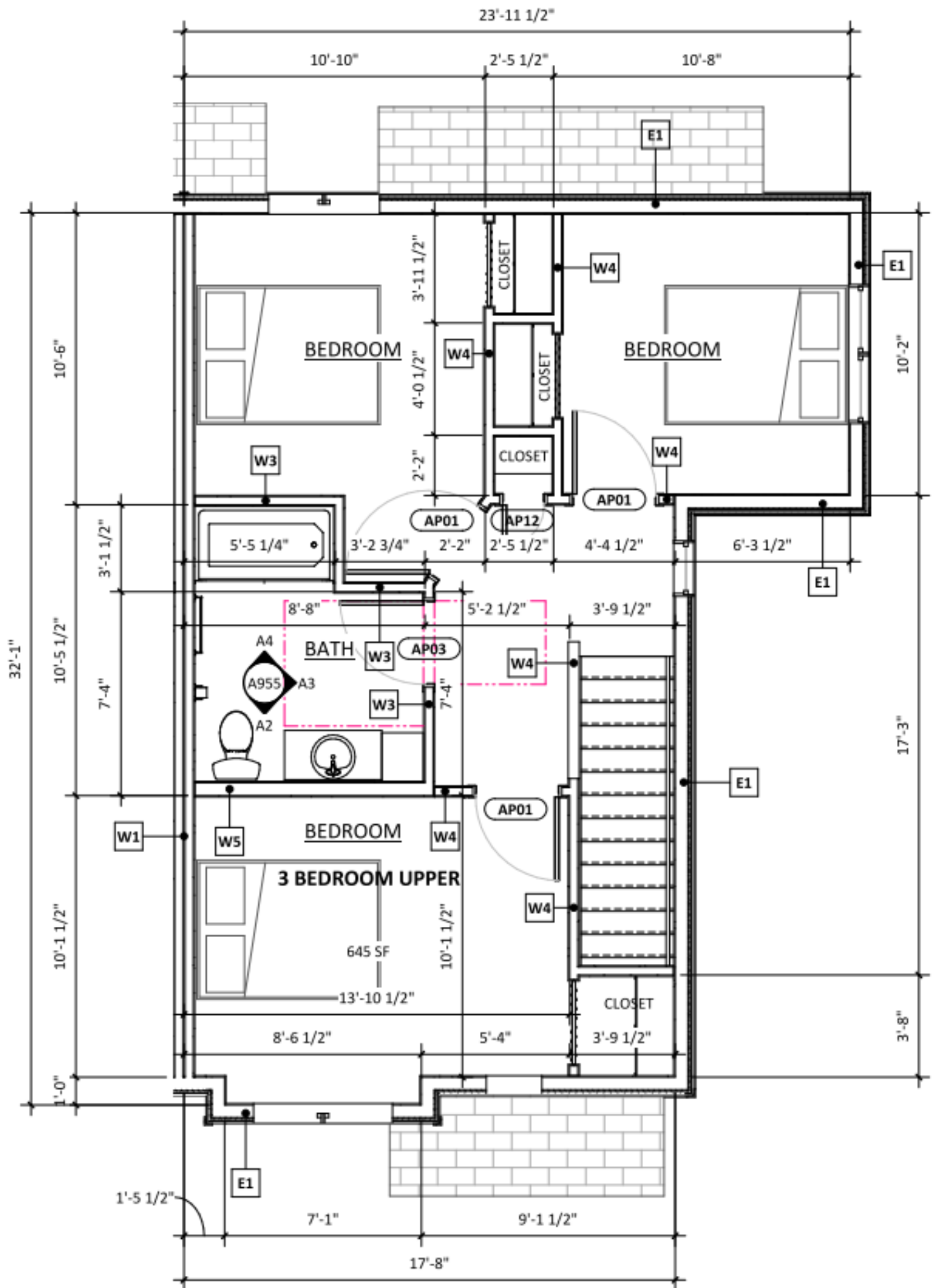
**GENERAL NOTES - PROJECT SCOPE AT TYPICAL UNITS :**

- HVAC, PLUMBING, ELECTRICAL:**
- HVAC HEATING WILL BE PROVIDED BY FURNACE WITHIN EACH UNIT.
  - COOLING WILL BE PROVIDED BY CONDENSING UNITS FOR EACH UNIT. CONDENSING UNITS TO BE MOUNTED TO THE ROOF AND TO BE AT GRADE.
  - EXPOSED DUCT WORK WITHIN UNIT SHALL BE ROUND OR OVAL DUCT, SUSPENDED FROM CEILING, HELD TIGHT TO UNDERSIDE OF CEILING, AND HELD 5" MINIMUM OFF THE INTERIOR SURFACE OF EXTERIOR WALLS. EXPOSED DUCT SHALL NOT OBSTRUCT WINDOWS OF DOORS AT EXTERIOR WALLS.
  - HOT WATER TO BE PRODUCED BY A CENTRAL HOT WATER PLANT.

- GENERAL:**
- IN-UNIT CLOTHES WASHER AND DRYER SHALL BE PROVIDED IN CLOSETS IN UNITS. STACKED W/D UNITS ARE ACCEPTABLE WHERE SPACE LIMITATION PREVENTS SIDE-BY-SIDE CONFIGURATION.
  - 18 SF MINIMUM STORAGE CLOSET SHALL BE PROVIDED FOR EACH APARTMENT UNIT, IN ACCORDANCE WITH WHEDA REQUIREMENTS FOR RESIDENT STORAGE. SEE OVERALL PLANS FOR LOCATIONS. TOWNHOME STORAGE PROVIDED IN UNIT AS SHOWN ON PLANS.
  - STORAGE LOCKER IN EXCESS OF WHEDA REQUIREMENTS SHALL BE PROVIDED TO GENERATE ADDITIONAL RENTAL INCOME IN UNPROGRAMMED SPACES.
  - UNIT INTERIOR DOORS SHALL BE 36" WIDE, TYPICALLY, AND SHALL BE NO LESS THAN 34" WIDE WHERE PASSAGE IS REQUIRED IN ACCORDANCE WITH ICC-ANSI A117.1.
  - PROVIDE WIRE SHELF AND ROD AT COAT CLOSETS AND BEDROOM CLOSETS.
  - PROVIDE (S) WIRE SHELVES, VERTICAL STANDARDS, AND ADJUSTABLE BRACKETS AT PANTRY AND LINEN CLOSETS.
  - PATCH AND REPAIR HISTORIC PLASTER SURFACES USING COMPATIBLE MATERIALS.
  - UNIT CEILINGS SHALL BE GWS SUSPENDED ON METAL FRAMING (SOMETIMES REFERRED TO AS A "CHICAGO GRID HARDUOID CEILING"). SUBJECT TO SHPO/NPS APPROVAL.
  - MIRRORS SHALL BE FRAMELESS AND INSTALLED TIGHT TO SURFACE OF WALL USING CLIPS. BOTTOM OF REFLECTIVE SURFACE IS TO BE 40" A.F.F. ADHESIVE IS NOT ACCEPTABLE MEANS OF INSTALLATION.
  - PROVIDE WHITE VERTICAL LOUVER BLINDS AT ALL WINDOWS.

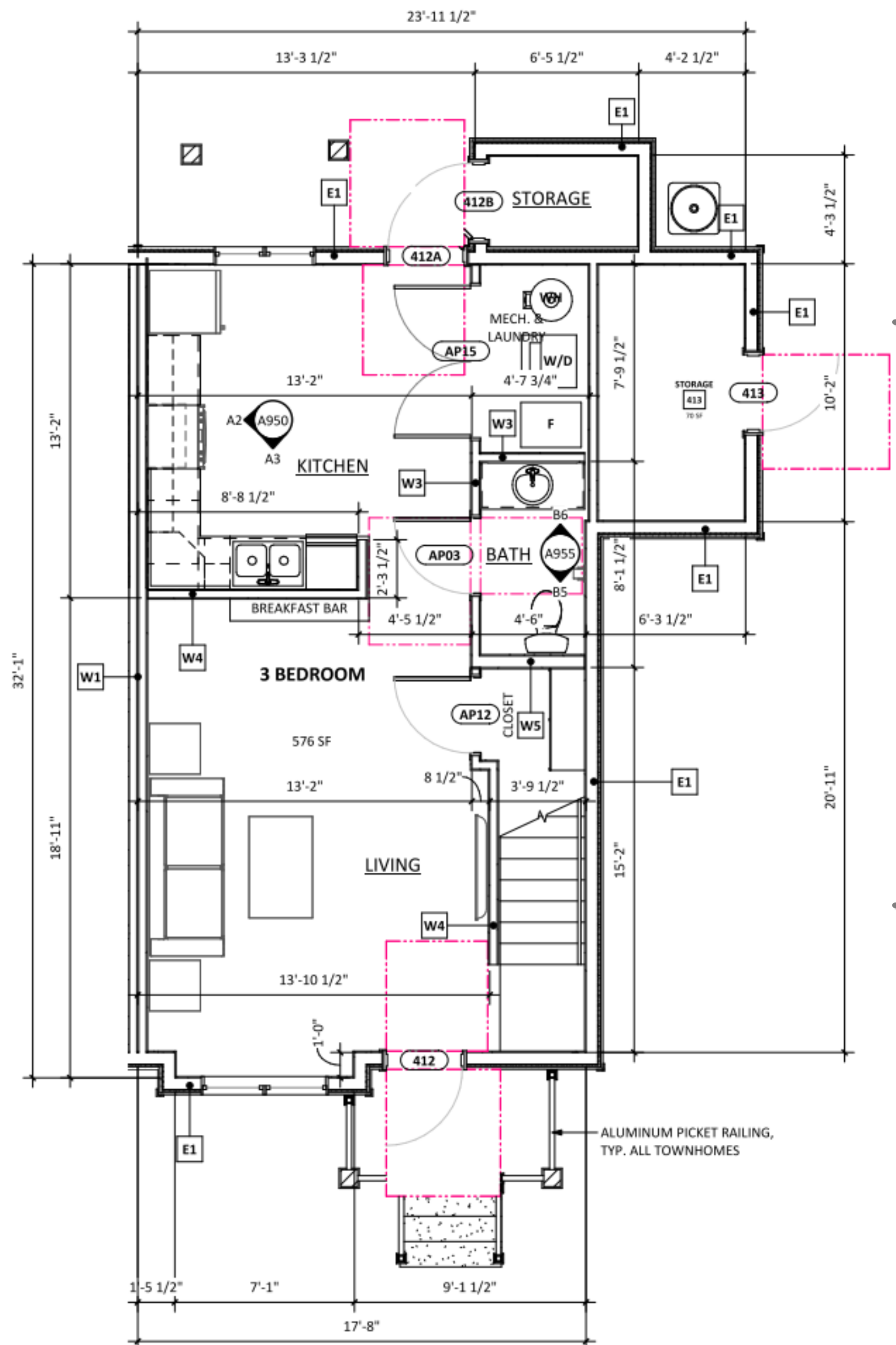
- BATHROOMS :**
- VANITY SHALL BE 42" WIDE MINIMUM, AND WITH BOWL CENTERED OVER SINK BASE.
  - PROVIDE ADA COMPLIANT TOILET, TYPICAL ALL UNITS.
  - TUBS AND SHOWERS ARE TO HAVE OFFSET CONTROLS IN ACCORDANCE WITH WHEDA REQUIREMENTS. REFER TO PLUMBING.
  - MIRRORS SHALL BE FRAMELESS AND INSTALLED TIGHT TO SURFACE OF WALL USING CLIPS. BOTTOM OF REFLECTIVE SURFACE IS TO BE 40" A.F.F. ADHESIVE IS NOT ACCEPTABLE MEANS OF INSTALLATION.

- KITCHENS :**
- SINKS SHALL BE DOUBLE BASIN, STAINLESS STEEL.
  - COUNTERTOPS SHALL BE SET AT 34" IN TYPE A UNITS AND ALL EDISON SCHOOL APARTMENT UNITS, AND SET AT 36" IN TOWNHOME TYPE B UNITS. ALL COUNTERTOPS SHALL HAVE INTEGRAL 4" MINIMUM BACK SPLASH.
  - PROVIDE RANGE HOOD WITH FIRE SUPPRESSION CANISTER AT RANGEHOOD.



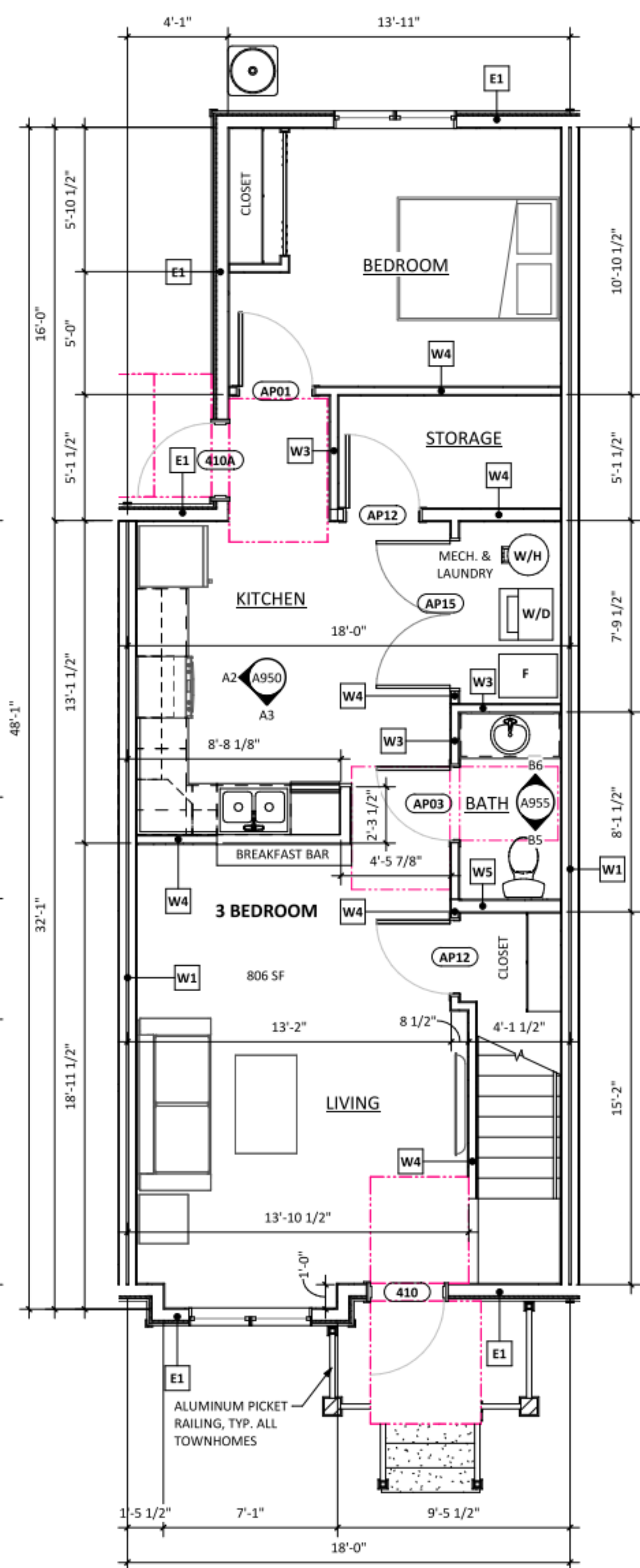
**(C2) TOWNHOME 2ND FLOOR - TYPE B, MODEL 1**

SCALE: 1/4" = 1'-0" UNIT: 412  
UNIT: 401 (MIRRORED)



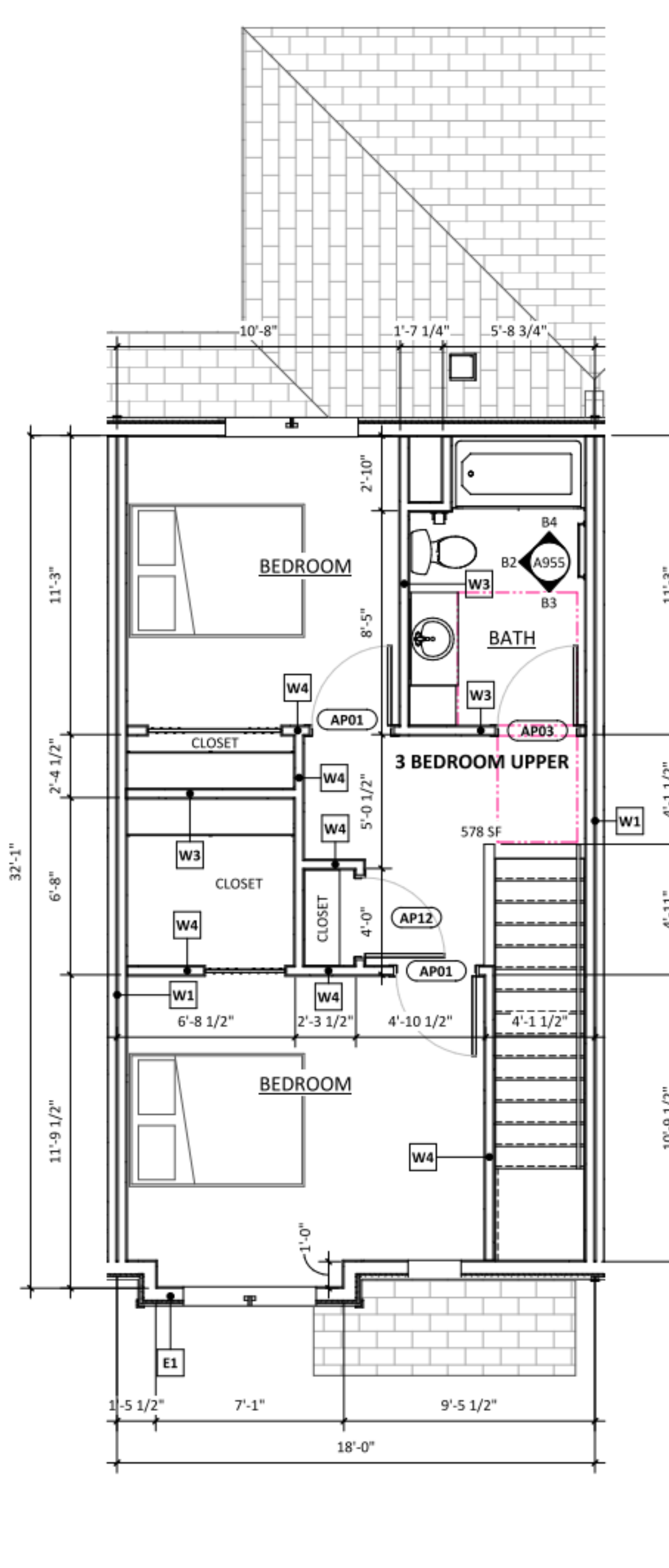
**(A2) TOWNHOME 1ST FLOOR - TYPE B, MODEL 1**

SCALE: 1/4" = 1'-0" UNIT: 412  
UNIT: 401 (MIRRORED)



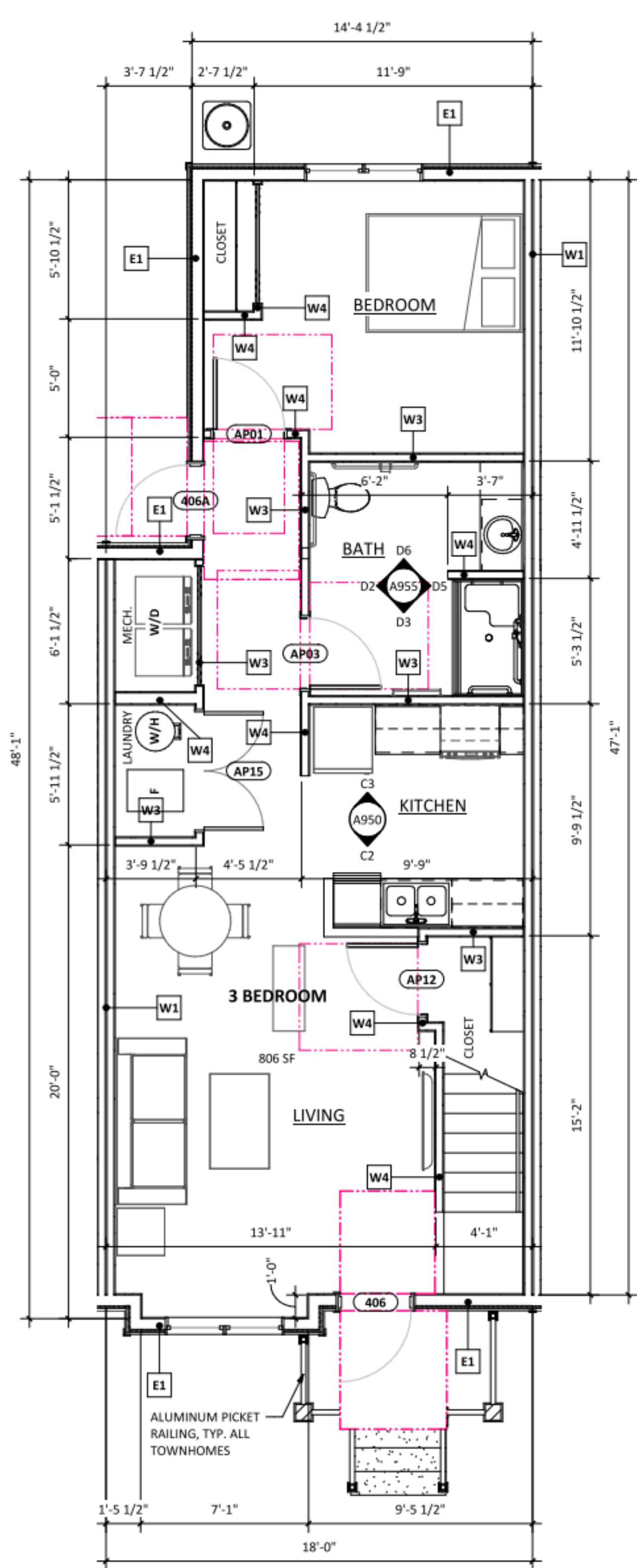
**(A3) TOWNHOME 1ST FLOOR - TYPE B, MODEL 2**

SCALE: 1/4" = 1'-0" UNITS: 402, 404, AND 410  
UNITS: 403, 405, 409, AND 411 (MIRRORED)



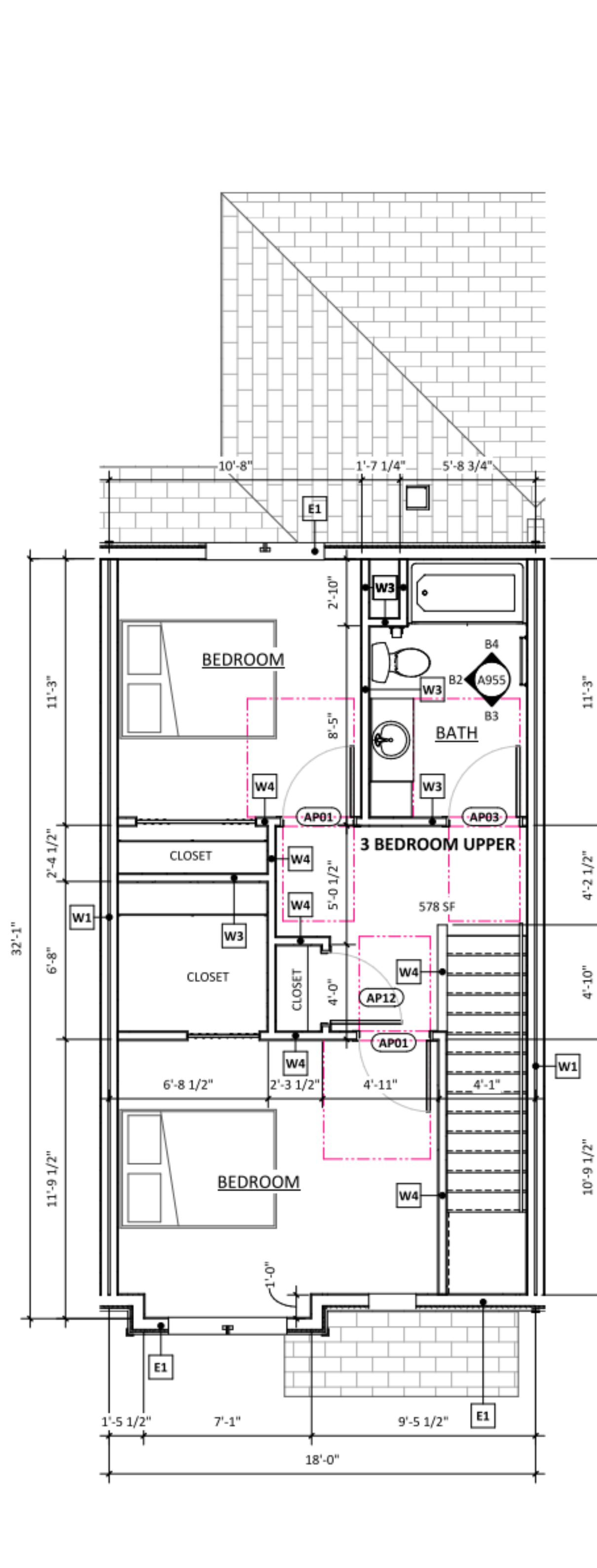
**(A4) TOWNHOME 2ND FLOOR - TYPE B, MODEL 2**

SCALE: 1/4" = 1'-0" UNITS: 402, 404, AND 410  
UNITS: 403, 405, 409, AND 411 (MIRRORED)



**(A5) TOWNHOME 1ST FLOOR - TYPE A, MODEL 1**

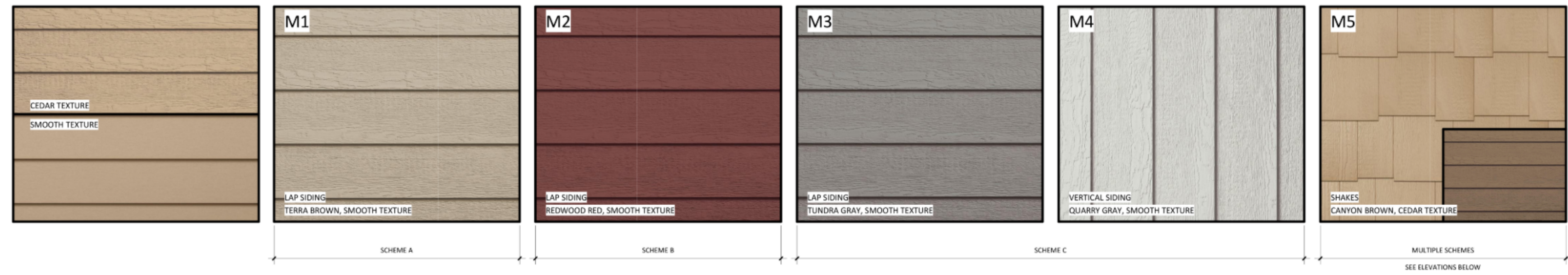
SCALE: 1/4" = 1'-0" UNITS: 406 AND 408  
UNITS: 407 (MIRRORED)



**(A6) TOWNHOME 2ND FLOOR - TYPE A, MODEL 1**

SCALE: 1/4" = 1'-0" UNITS: 406 AND 408  
UNITS: 407 (MIRRORED)

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NOTE: THESE ELEVATIONS ARE REPRESENTATIVE OF DESIGN INTENT AND DO NOT REFLECT THE FINAL DESIGN.



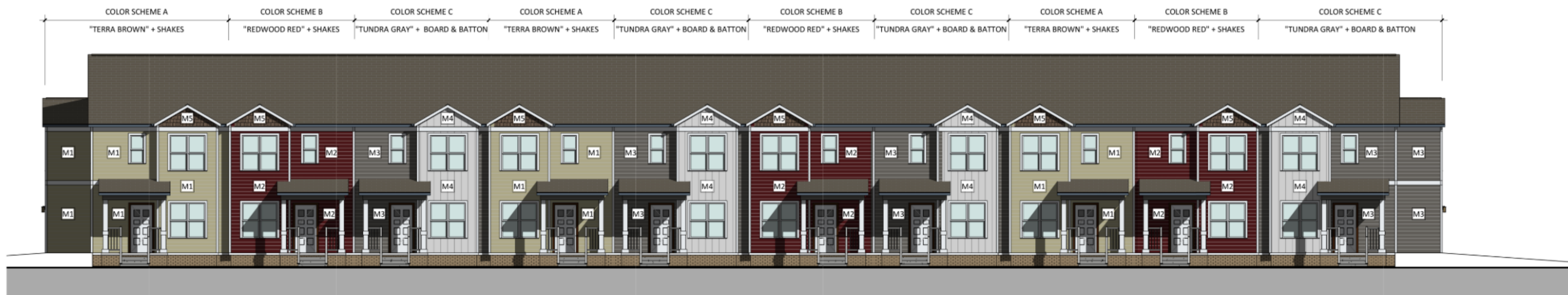
**C6** EAST ELEVATION  
SCALE: 1/8" = 1'-0"



**C3** WEST ELEVATION  
SCALE: 1/8" = 1'-0"



**B6** NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



**A6** SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

**JOHNS STREET MULTIFAMILY**

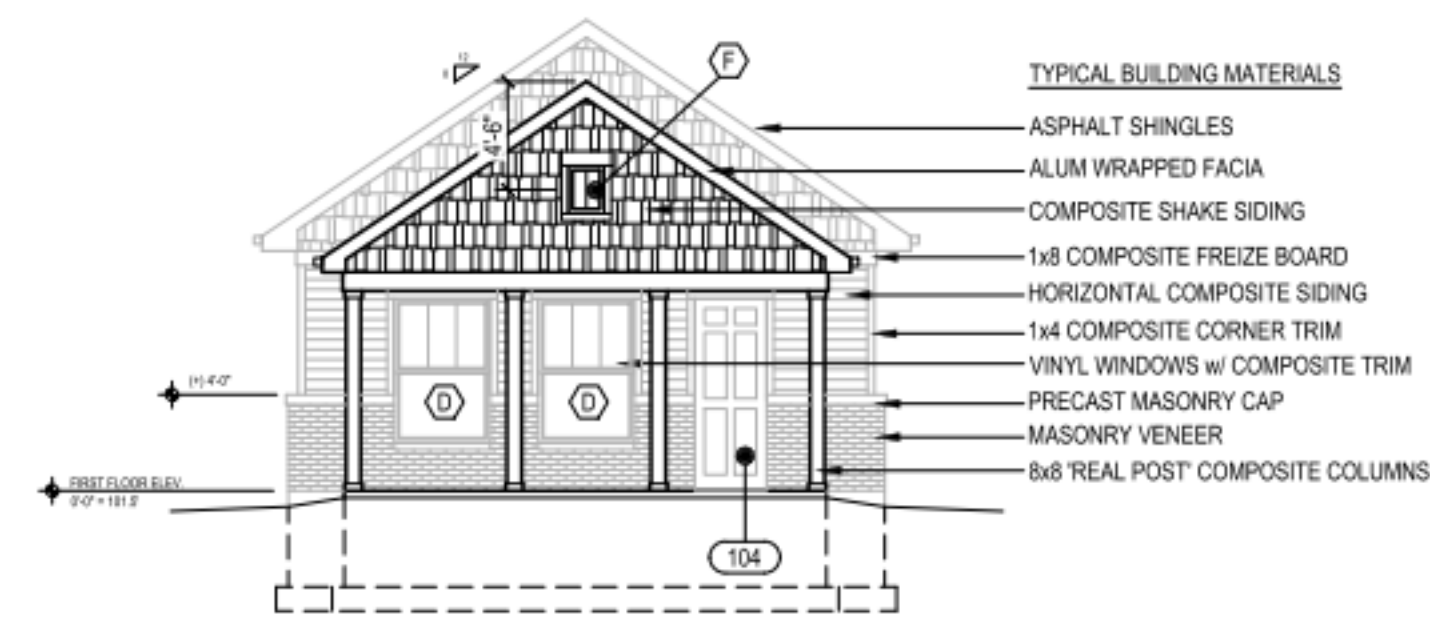
1114 NORTH JOHNS STREET  
DODGEVILLE, WI 53533

Issue Dates:	
DATE	DESCRIPTION

Project No.	2000-0150
Plot Date:	9/26/2023 12:23:33 PM
Drawn by:	Author
Checked by:	Checker
Approved by:	Approver

**SCHEMATIC DESIGN**  
Sheet Title  
EXTERIOR ELEVATIONS -  
TOWNHOMES

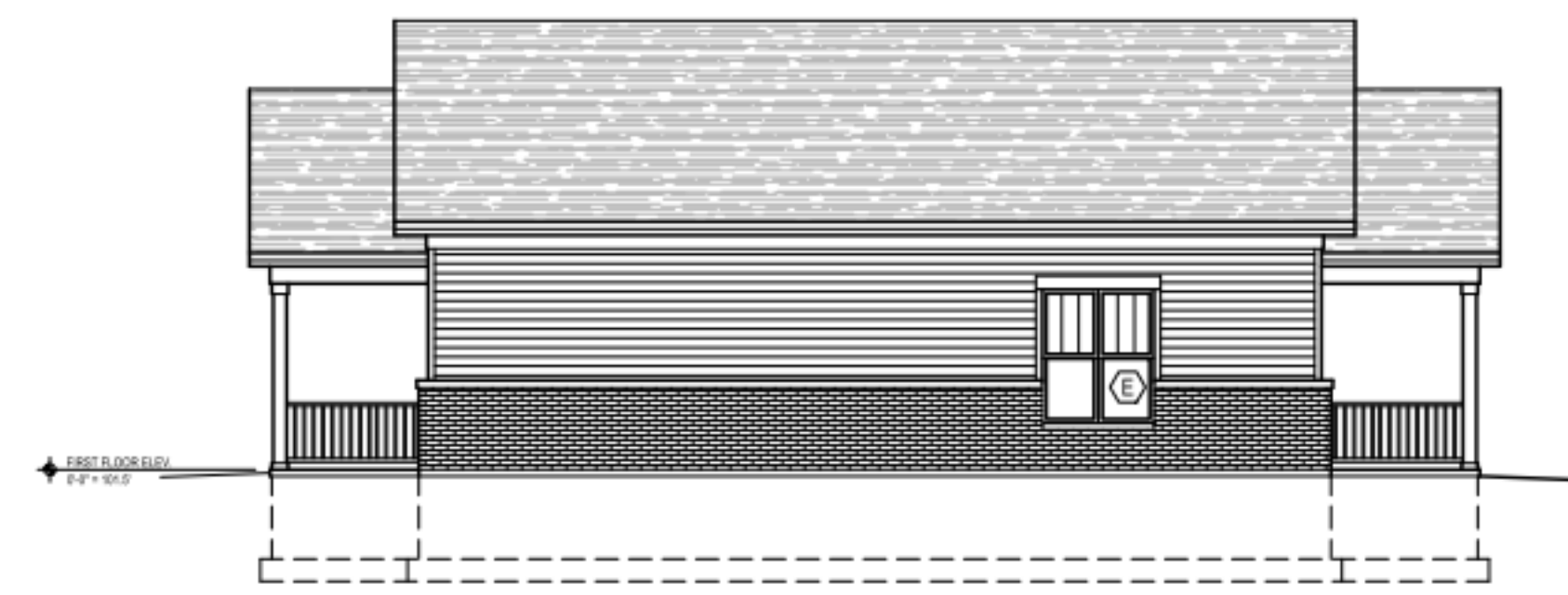
Sheet No.  
**AB201**



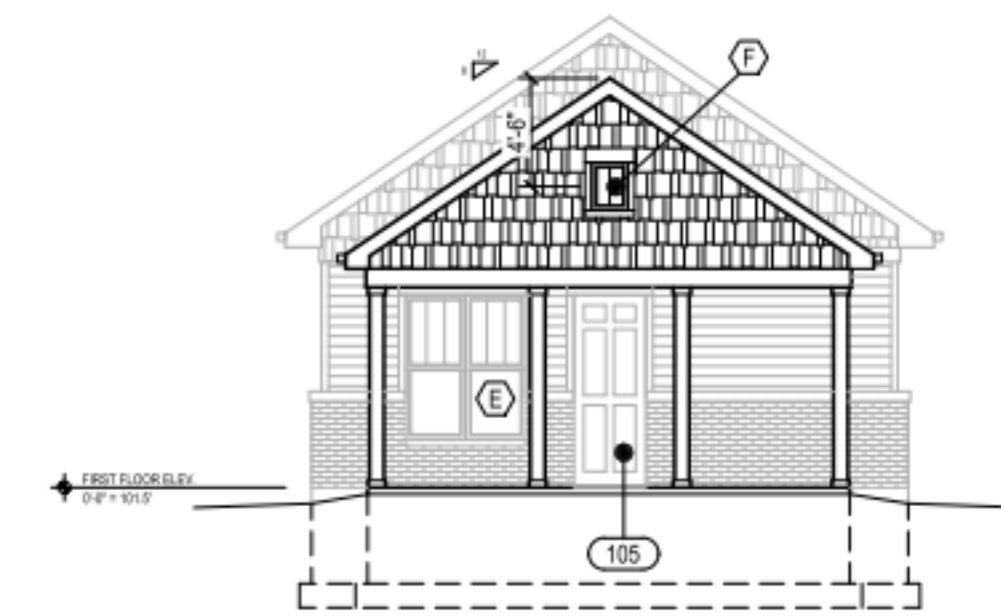
1  
A201  
**CLUBHOUSE - FRONT ELEVATION**  
1/8" = 1'-0"



3  
A201  
**CLUBHOUSE - SIDE ELEVATION**  
1/8" = 1'-0"



2  
A201  
**CLUBHOUSE - SIDE ELEVATION**  
1/8" = 1'-0"



4  
A201  
**CLUBHOUSE - REAR ELEVATION**  
1/8" = 1'-0"

**JOHNS STREET MULTIFAMILY**

**1114 NORTH JOHNS STREET  
DODGEVILLE, WI 53533**

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**SCHEMATIC DESIGN**  
Sheet Title  
EXTERIOR ELEVATIONS -  
COMMUNITY BUILDING

Sheet No.  
**AC201**