

August 1, 2007

Mr. Matt Tucker
Zoning Administrator
City of Madison
215 Martin Luther King, Jr. Blvd
PO Box 2984
Madison, WI 53701-2984

Re: Letter of Intent
430/432 West Dayton Street
NE 1/2 of Lot 15, Block 41 of the Original Plat of City of Madison
Specific Implementation Plan.

Dear Mr. Tucker,

The following is submitted with the plans, application and zoning text for staff, plan commission & council consideration for approval of the proposed development.

Project:

Name: 430 West Dayton Street
NE ½ of Lot 15, Block 41, Original Plat, City of Madison

Owner:

Brandon Cook	(Residence)
P. O. Box 44161	924 Aldora Lane
Madison, WI 53744	Waunakee, WI 53597
Ph (608) 279-7962	

Project Submitter:

John Mulligan
4210 Cleveland Road
Cross Plains, WI 53528
Ph (608) 212-3378

Architect:

Rodney W. Helt, AIA
Registered Architect
8114 Paulson Road
Verona, WI 53593
Ph (608) 848-8881

Landscape Project Consultant:

Rodney W. Helt, AIA
Registered Architect
8114 Paulson Road
Verona, WI 53593
Ph (608) 848-8881

Background – Existing use:

The existing use for the property at 430 West Dayton Street (also 432 W Dayton St.) is for Student Housing. This is under Multi Family housing. The current configuration on the property contains two buildings. Building 1 is at the street and contains three levels and a basement. The three levels are each used as a three bedroom flat. Building two is a older small house at the rear of the property and is two levels and has two bedrooms. The site is currently zoned R6.

Proposed Uses of Buildings:

The larger front building has three floors, with each used as an apartment. Building is 52.2 feet deep and 25.7 wide with an alcove that project almost two feet on one side. It also has front porches on all 3 levels. For Phase 1, the change in configuration is in this building, where most of the basement will be converted into a fourth unit with 3 bedrooms and a central laundry facility. This new unit will be used by the owner, making it owner occupied.

The second smaller building is a two level two bedroom house located at the rear of the property. It will remain as it is for exterior configuration initially with phase 1. For Phase 2 this building will be removed, and an addition with one unit as per plans will be added to the rear of the existing front building. When the house in the rear of the property is removed, the Phase 2 of the landscape plan will take effect.

The lot currently had three parking spaces, and that will be increased to four with the removal of a very large dying tree as part of phase 1. The landscaping of the entire property will be upgraded to the landscape plans submitted. Additionally, a bicycle rack will be located on the property.

Project schedule:

Construction of phase 1 will begin within 30 days of the approval of all permits. Phase 1 is to create the convert most of the basement into a three bedroom apartment and a central laundry facility, add one parking space, remove large dying tree, and work toward the final landscape plan where possible. Phase two is to remove the small house on rear of property, build the addition on rear of main building, refinish exterior of entire building, pave parking area and finish final landscaping.

Social and Economic Impacts:

This project is designed to allow for owner occupation of the building, which is greatly desired in this neighborhood. The desire is to upgrade the building with the intent to

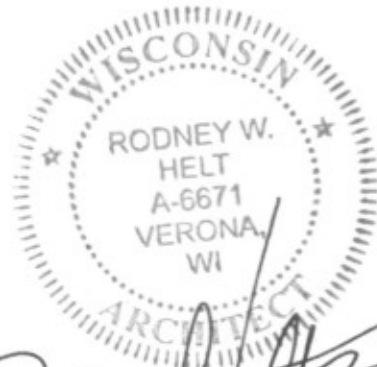
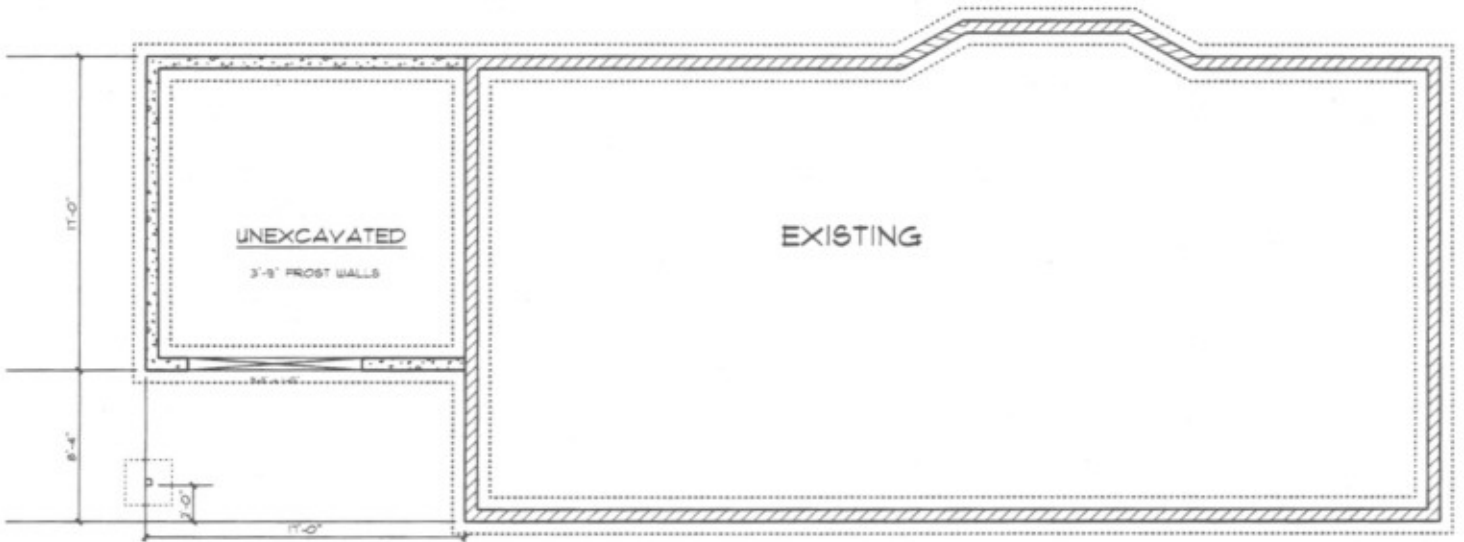
attract some professional residents. It is unlikely in the short term that children would be present.

The goal is to make this a well managed property where problems do not occur. Owner occupation is the key to this goal.

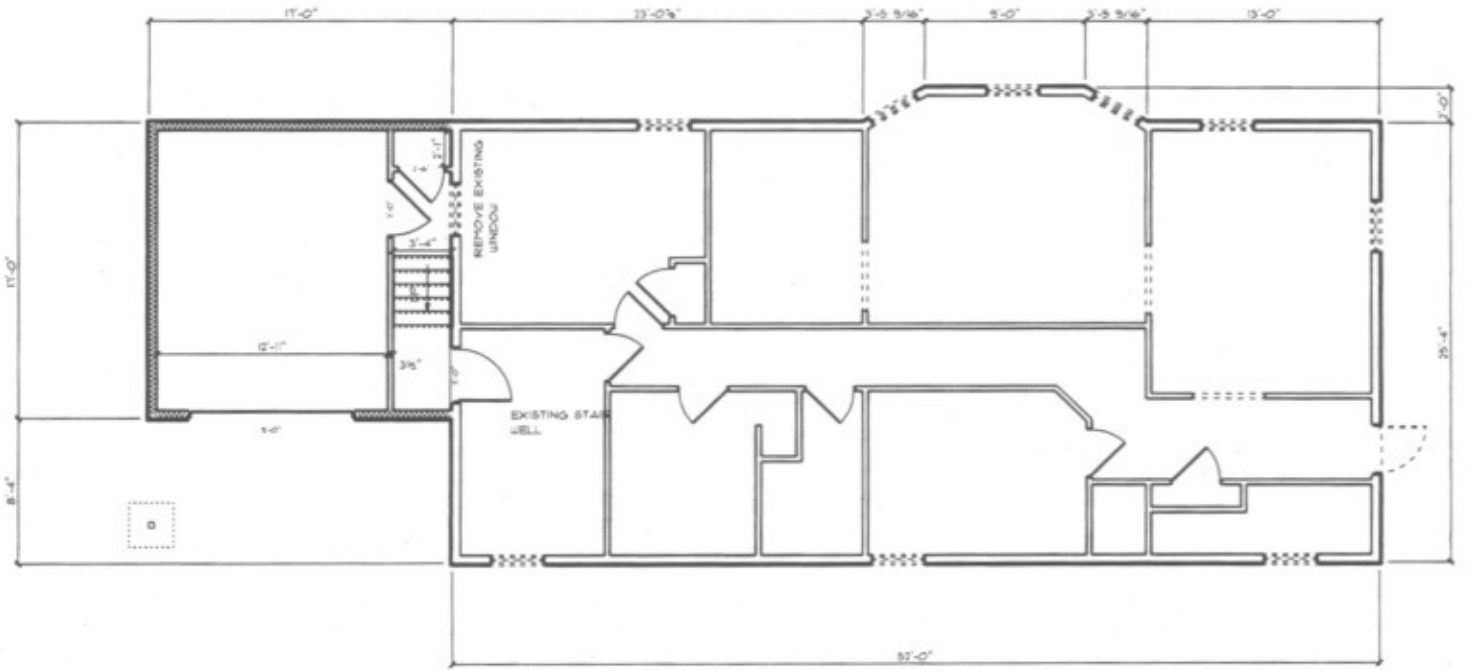
Thank you for your time in reviewing this proposal.

Sincerely,

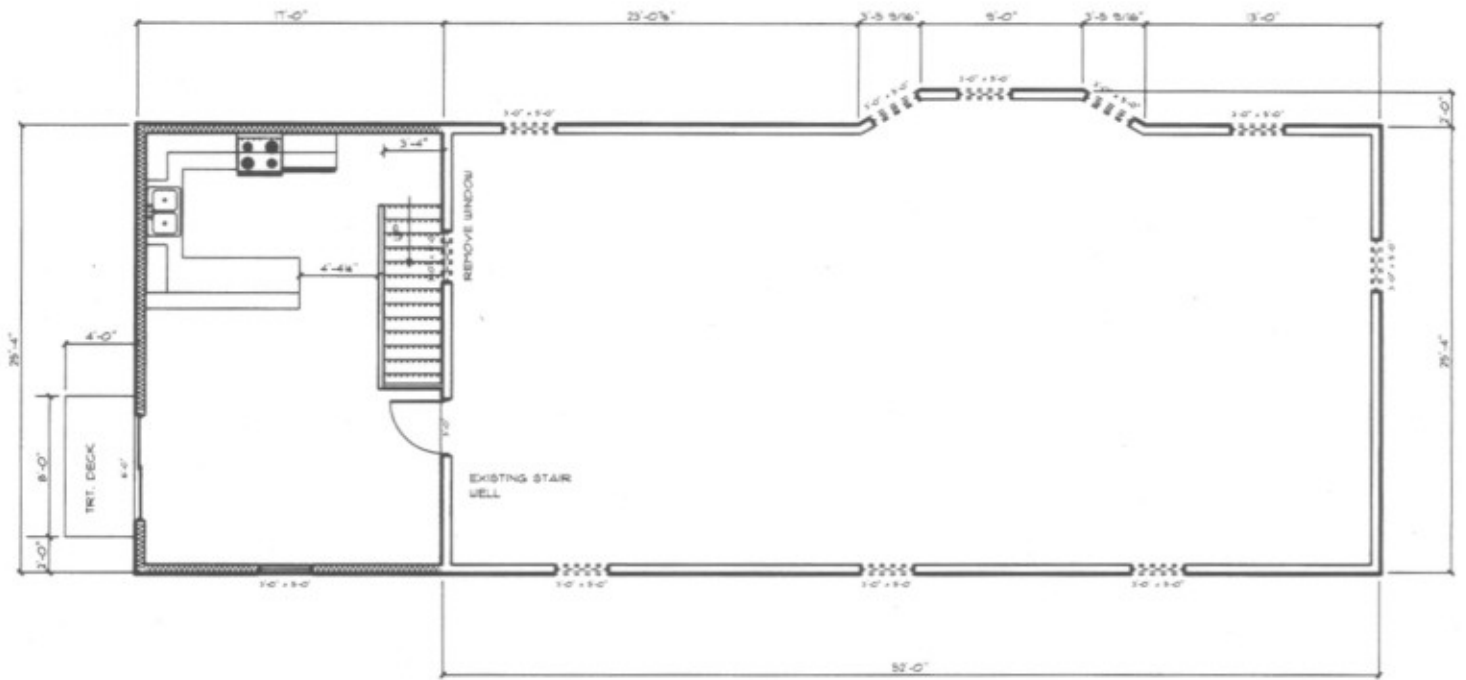
Brandon Cook
Owner

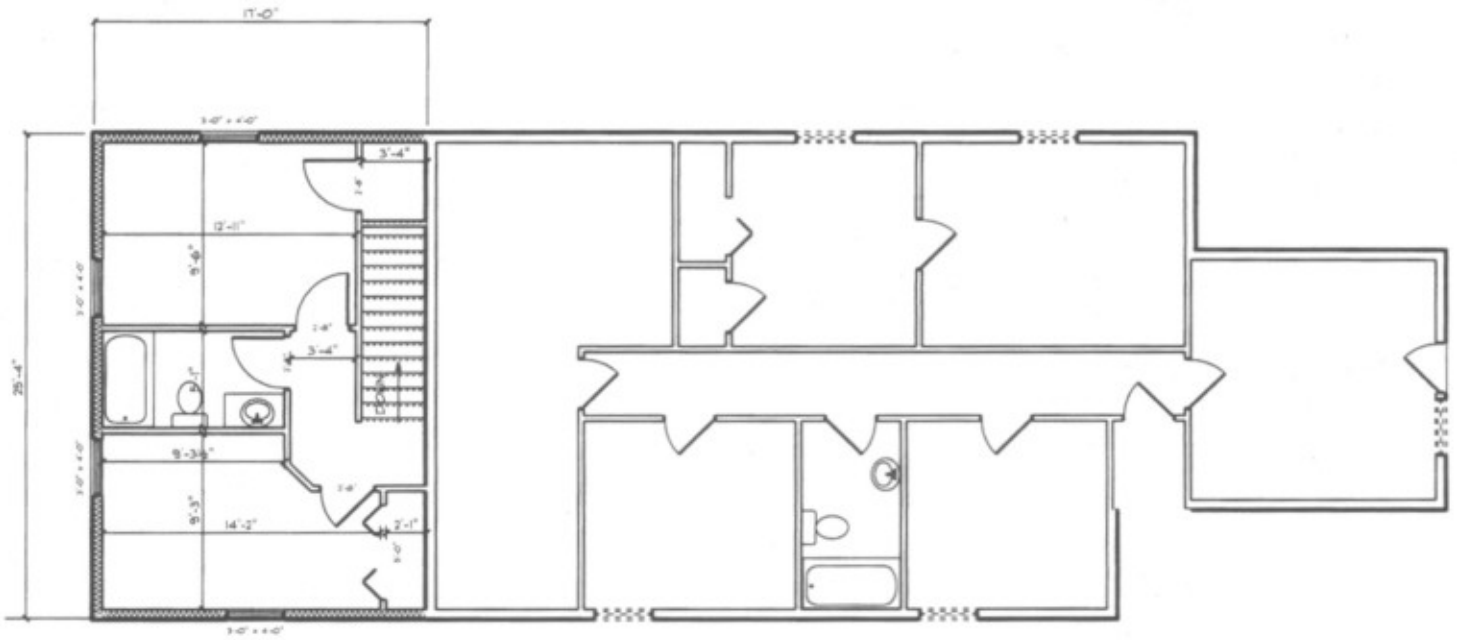


Rodney W. Helt
8.1.2007

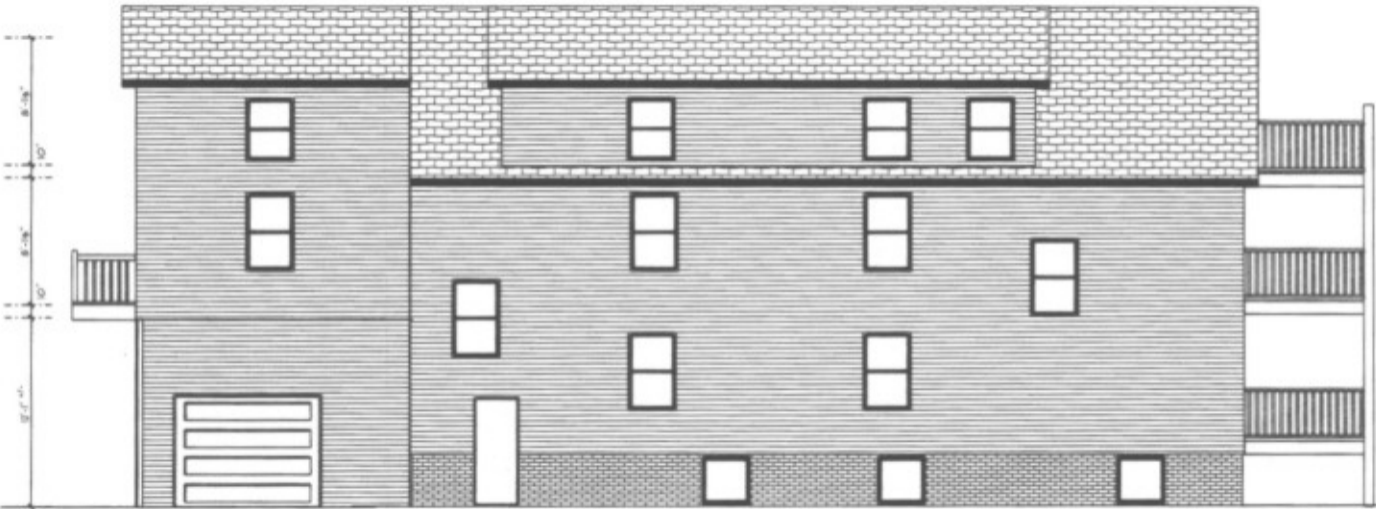


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SIDING TO BE REPLACED
WITH HARDPLANK & 6" SIDING

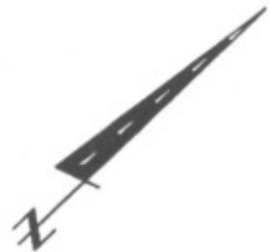


NEW HARDI PLANK SIDIN

PLAT OF SURVEY

- LEGEND:
- = SET 3/4" x 24" IRON STAKE.
 - = FOUND 3/4" IRON STAKE.
 - () = RECORDED AS DATA.

SCALE: 1" = 20'



BEARINGS ARE REFERENCED TO THE SOUTHWESTERLY LINE OF LOT 15, BLOCK 41, ORIGINAL PLAT OF THE CITY OF MADISON, ASSUMED TO BEAR N 44°51'40" W, AS PER DANE COUNTY MAP NO. 99-00624.

NOTE: DRIVEWAY EASEMENT
 JOINT DRIVEWAY AGREEMENT EXISTS
 8' WIDE x 116' LONG, 4 FEET ON EACH
 SIDE OF LOT LINE AS SHOWN.
 VOL. 14285, P. 22, DOC. 2203855.



K. M. Radel
 JULY 17, 2007

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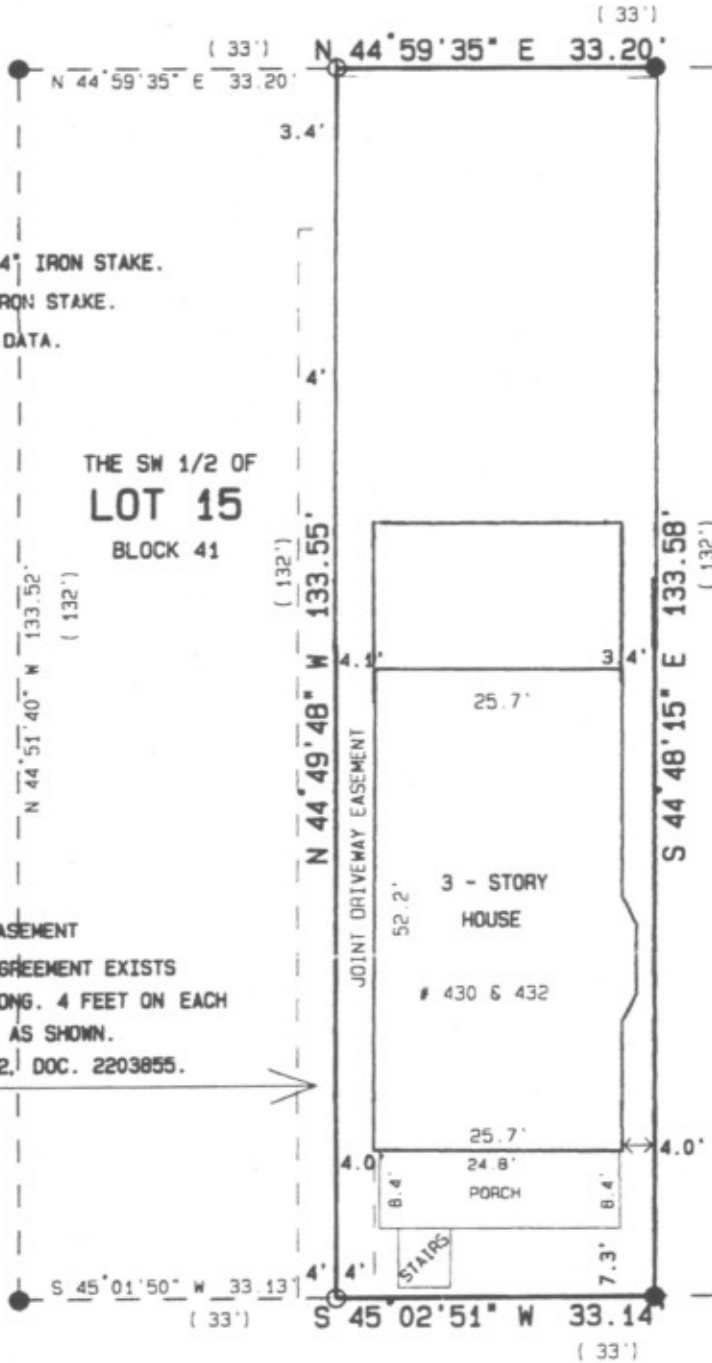
THE SW 1/2 OF
LOT 15
 BLOCK 41

SCALE: 1" = 20'



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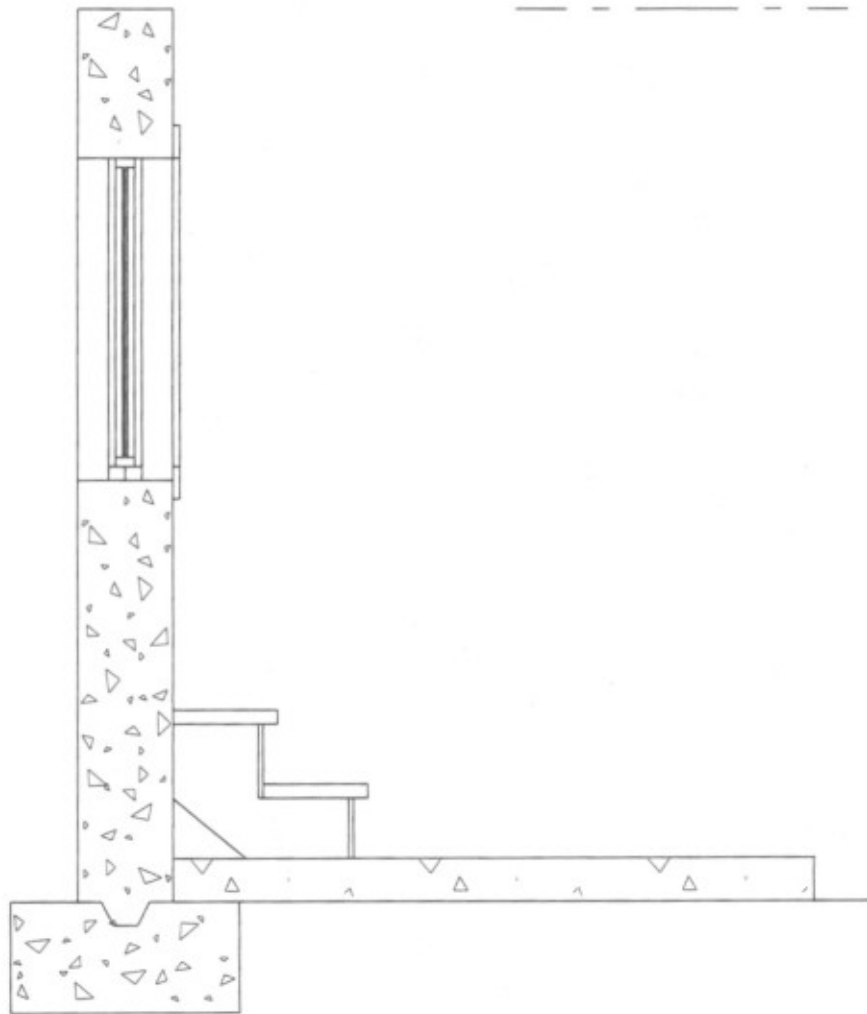
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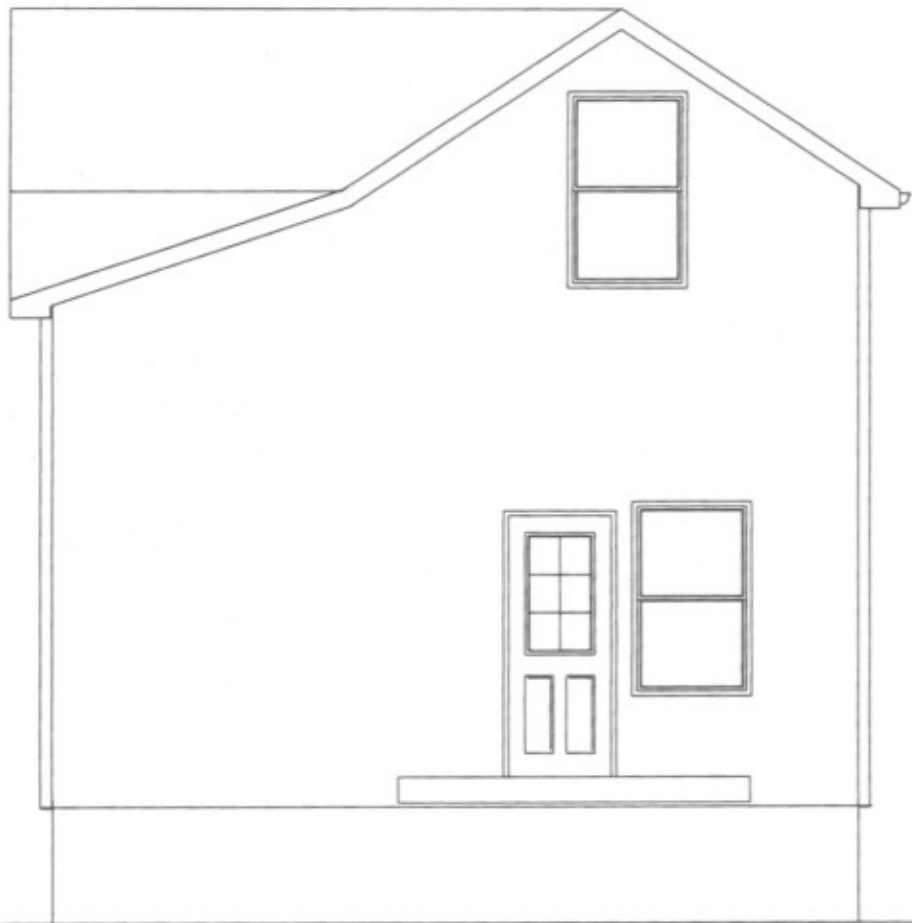
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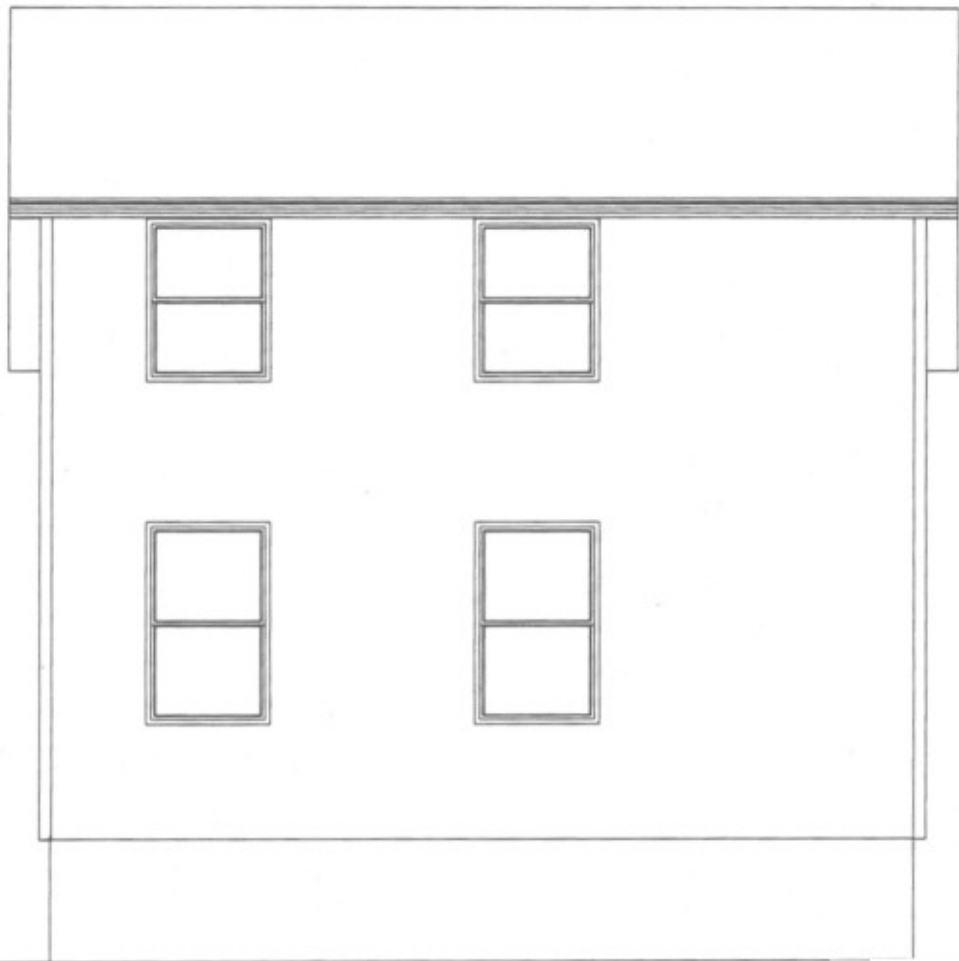
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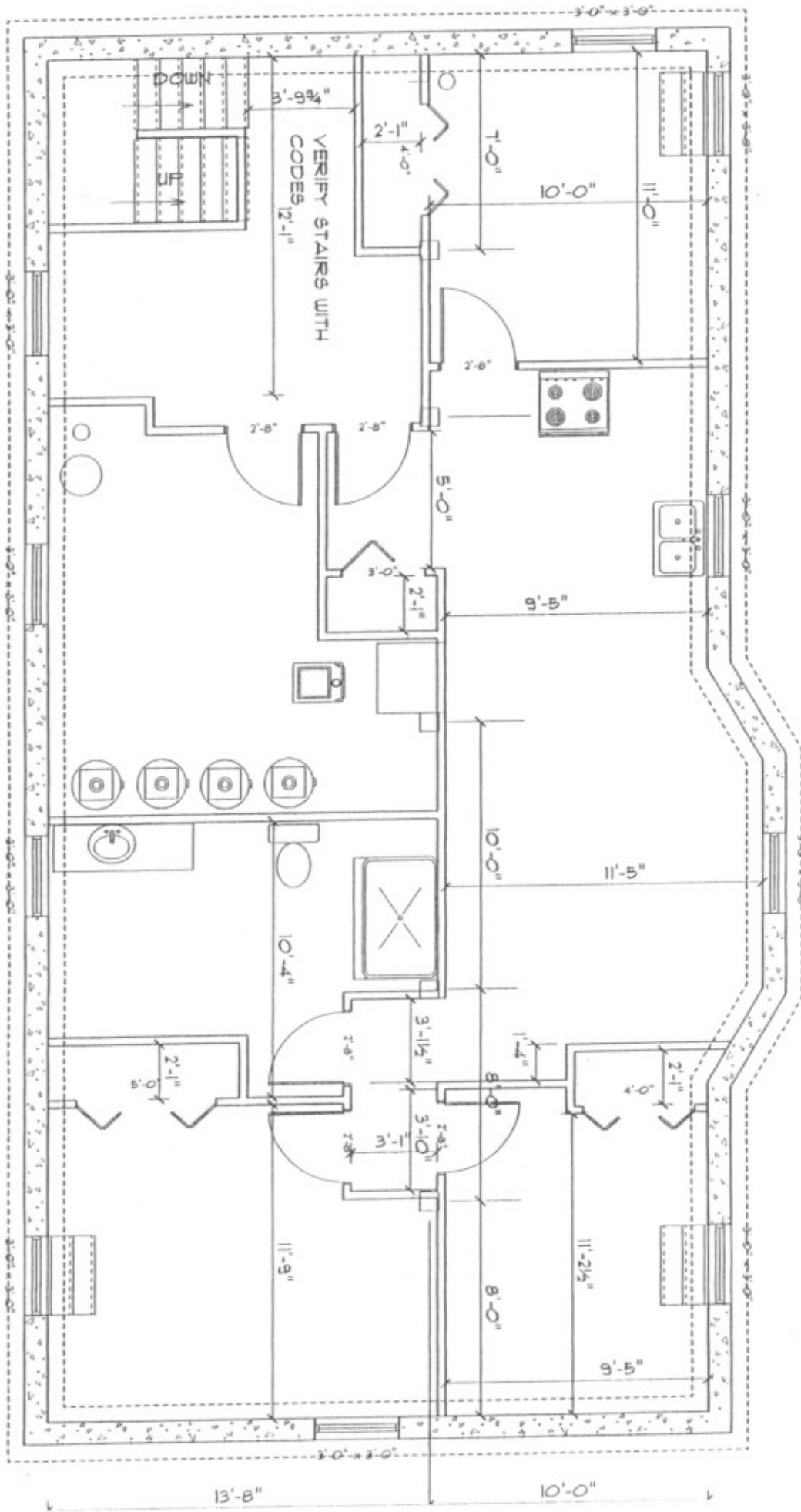












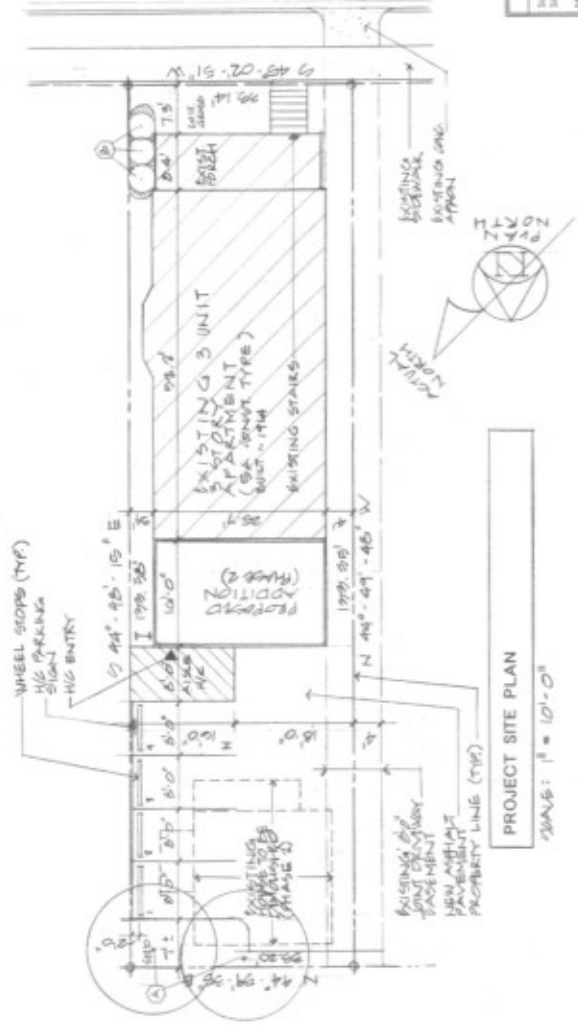
432.5 W Dayton





Rodney W. Helm, AIA
 Registered Architect
 8114 Paulson Road
 Verona, Wisconsin 53593
 608-448-8881
 608-448-9823 (FAX)

WEST DAYTON STREET



PROJECT SITE PLAN

SCALE: 1" = 10'-0"

Parking Lot Plan Site Information Block

Site Address: 430 WEST DAYTON STREET
 The average lot: _____

Number of building units (where gated): 7
 Building height: _____
 DSR type of construction/structure or additional: SA
 Total square footage of building: _____

Use of property: RESIDENTIAL APARTMENT
 Gross square feet of office: N/A
 Gross square feet of retail use: N/A
 Number of employees in production area: N/A
 Capacity of restaurant/other of assembly: N/A

Number of bicycle racks from: \$ _____
 Number of parking stalls:

Standard	_____
Accessible	_____
Total	_____

Number of trees shown: \$ _____

LANDSCAPE PLANTINGS

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
A	GINKGO BILOBA	GINKGO	8" ±	
B	TAXUS MEDIA	JAPANESE YEW	5 GAL	IN DARK MURCH
C				
D				

OWNER:
 430 WEST DAYTON STREET
 MADISON, WISCONSIN
 430 ALDOFA LEASE
 WAPPAE, WISCONSIN
 53697

PROJECT:
 RESIDENT APARTMENT & PARKING PLAN
 430 WEST DAYTON STREET
 MADISON, WISCONSIN



Rodney W. Helm
 8.1.2007

8-1-2007

Zoning Text: Specific Implementation Plan
Project Name: 430 West Dayton Street
Project Address: 430 West Dayton Street

Legal Description: NE ½ of Lot 15, Block 41 of Original Plat of City of Madison in the City of Madison, Dane County, Wisconsin.

- A. **Statement of Purpose:** This zoning district is established to allow for construction of an additional apartment in the basement of the building at 430 West Dayton Street and to upgrade the quality and appearance of this property. This will bring the total to five apartment units on the property. This will be accomplished by converting most of the basement into a three bedroom apartment and a central laundry facility, adding a parking space, removing a large tree that is dying, and improving the landscaping of the property in phase 1. For phase 2 the small house in rear of property will be removed and the planned addition on rear of the main building will be added. Additionally, the parking area will be paved, and landscaped to the final plan. The siding and many windows will also be replaced to improve the exterior appearance of the building. Interior improvements also will be made.
- B. **Permitted Uses:** To allow up to five rental units on the entire property.
- C. **Lot Area:** 4,356 square feet as shown on enclosed survey attachment.
- D. **Height Regulations:** Buildings are restricted to current height.
- E. **Yard requirements:** Yard areas will be provided as shown on approved plans.
- F. **Landscaping:** Site landscaping will be provided as shown on approved plans.
- G. **Accessory Off-Street Parking and Loading:** Parking and loading shall be as provided on approved plans.
- H. **Lighting:** Lighting will be provided as shown on approved plans.
- I. **Signage:** Signage will be provided as per Chapter 31 of the Madison General Ordinances as compared to the R-6 zoning district or limited to one wood sign not more than 14" by 36" attached to the front of the house or porch.
- J. **Family Definition:** The family definition shall coincide with the definition given in M.G.O. 28.03 for the R-6 zoning definition.
- K. **Alterations and Revisions:** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.
- L. **Architectural Review:** No building or foundation permit shall be issued without the approval of the Zoning Administrator.