

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

**AGENDA ITEM #** 4  
**Project #** 12-68-09  
16823

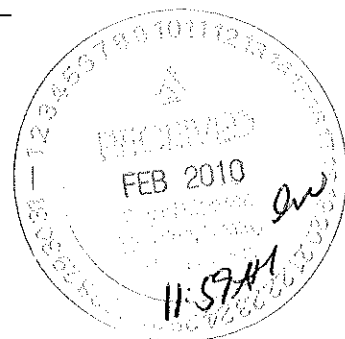
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|------------------------------------|--|
| DATE SUBMITTED: <u>Feb 10 2010</u> | <b>Action Requested</b>  |
| UDC MEETING DATE: _____            | <input type="checkbox"/> Informational Presentation                        |
|                                    | <input checked="" type="checkbox"/> Initial Approval and/or Recommendation |
|                                    | <input type="checkbox"/> Final Approval and/or Recommendation              |

PROJECT ADDRESS: 430/432 W Dayton St

ALDERMANIC DISTRICT: Verveer

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:  
Brandon Cook Matthew Aro

CONTACT PERSON: Brandon Cook  
Address: PO Box 694  
Madison WI 53701  
Phone: 608-279-7962  
Fax: 1-866-257-4048  
E-mail address: Brandon@JohnFentah.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 \_\_\_\_\_

\*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.

## ARD EBERLE ARCHITECTS

116 King Street, Suite 202  
608 204-7464

Madison, WI 53703  
FAX: 608 467 1403

February 10, 2010

Urban Design Commission  
c/o Al Martin  
City of Madison Dept. of Planning and Development  
215 Martin Luther King, Jr. Blvd  
Madison, WI

Dear Urban Design Commission members:

On behalf of Brandon Cook, the owner of 430 W. Dayton Street, attached please find our submittal for initial approval of a SIP for an accessory structure in the rear yard at 430 ½ W. Dayton. An existing single unit accessory structure currently exists at 430 ½ W. Dayton which will be demolished and replaced with the proposed building. The site falls into the “**transition area**” of **Zone 2** of the PUD districts in downtown design zones. A GDP has been approved for the site that primarily focused on remodeling of the main apartment home on Dayton, and no changes are proposed to the main apartment building fronting Dayton Street or the front or side yards of the primary structure.

In 2009, the PUD zoning code was amended to allow for accessory structures in the transition zone of Zone 2 along West Dayton Street. The accessory structure may contain up to 2 dwelling units with minimum 10' rear setback and minimum 3' setbacks on side yards. We are providing the 10' rear setback and 5' setbacks on the side yards to allow for more windows on the side yards.

The design standards for the transition area of Zone 2 are not clearly defined in the exterior and interior design criteria, but we have been asked to address the criteria of Zone 2 as they may relate to this project.

### Exterior Building Design:

1. Massing: the proportions and relationships of the accessory structure relate to, and are customarily, incidental to the principal building.
2. Orientation: the accessory structure does not face the street and is not visible from Dayton or other rights of way. The new structure rear setback is increased over the existing structure to be demolished such that it further opens up the inner block view corridor, thereby respecting the relationships that exist on the interior of the block with other buildings.
3. Building components: non-flat roof elements are used. This criterion appears aimed at larger primary structures with base/middle/top components.
4. Articulation: the accessory structure is articulated to a higher degree than the primary structure, recognizing the inner block visibility of the new building.
5. Openings: allowable window openings are maximized on each façade. Garage doors are not visible from the street. Glass will have a high degree of transparency balanced with energy conservation.

6. Materials: the primary material is fiber cement siding, with articulated fiber cement panels, and smooth fiber cement panels where indicated. Colors will be varied to further articulation objectives. Materials are low maintenance and durable.
7. Entry treatment: this guideline is more focus on the primary street-facing structure. The unit and garage entries are illuminated and a change in the paved surface articulation is intended to aid in finding and identifying the accessory building entry.
8. Terminal views: the view shed is addressed in item 2 above.
9. Bonus stories: not applicable

Site design/function:

1. Semi-public spaces: not applicable.
2. Landscaping: plants have been considered for ease of maintenance and compatibility with the available land for plantings.
3. Lighting: the accessory structure will have minimal lighting associated with it. A single wall-mounted lamp over the entry and one over the garage will be used.

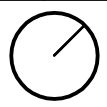
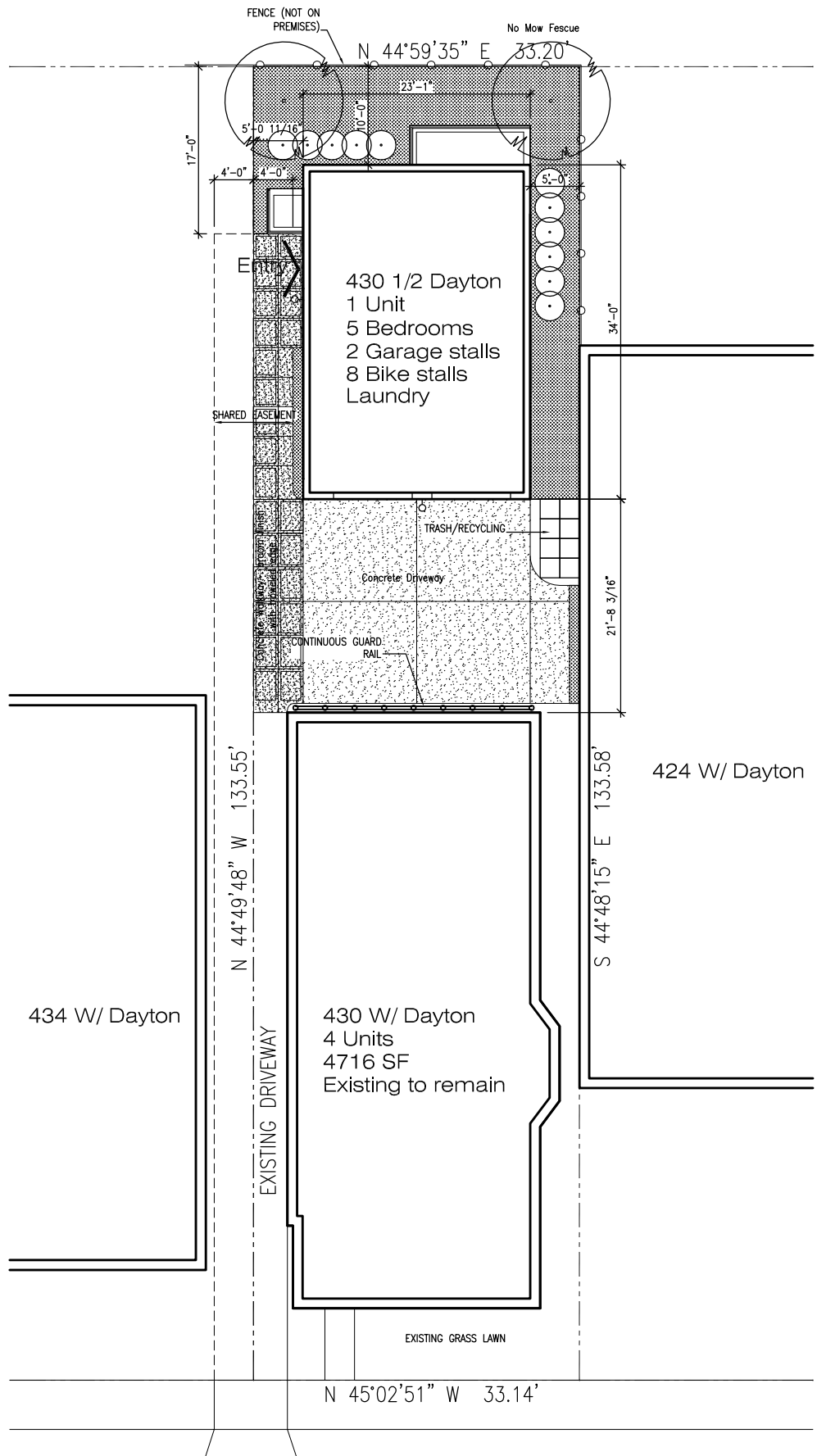
Interior building design:

1. Mix of dwelling unit types: not applicable
2. Dwelling unit size, type and layout: spaces are adequately sized for the intended 5 bedroom dwelling unit with a loft.
3. Interior entryway: a glass unit in the entry door will create an inviting appearance and ease with deliveries and way finding.
4. Usable open space: the space between the structures the owner is considering providing a basketball hoop for recreation. Our understanding is that zoning does not allow usable outdoor roof gardens/balconies for the loft.
5. Trash storage: trash and recycling are located along the northeaster lot line between the buildings. It is surrounded on essentially 3 sides by structures, which do not have direct views of the trash containers.
6. Off street loading: not applicable or feasible.
7. Resident parking: two garage stalls are provided on site. There is no requirement for parking.
8. Bicycles: stacked bicycle storage units are provided in the accessory structure for up to 8 bikes, 3 more than the 1 per unit requirement.

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Aro Eberle Architects, Inc.  
Matthew Aro, AIA



Site Plan  
1/16" = 1'-0"

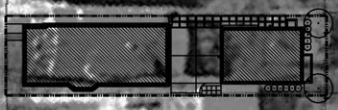


N. Bassett Street

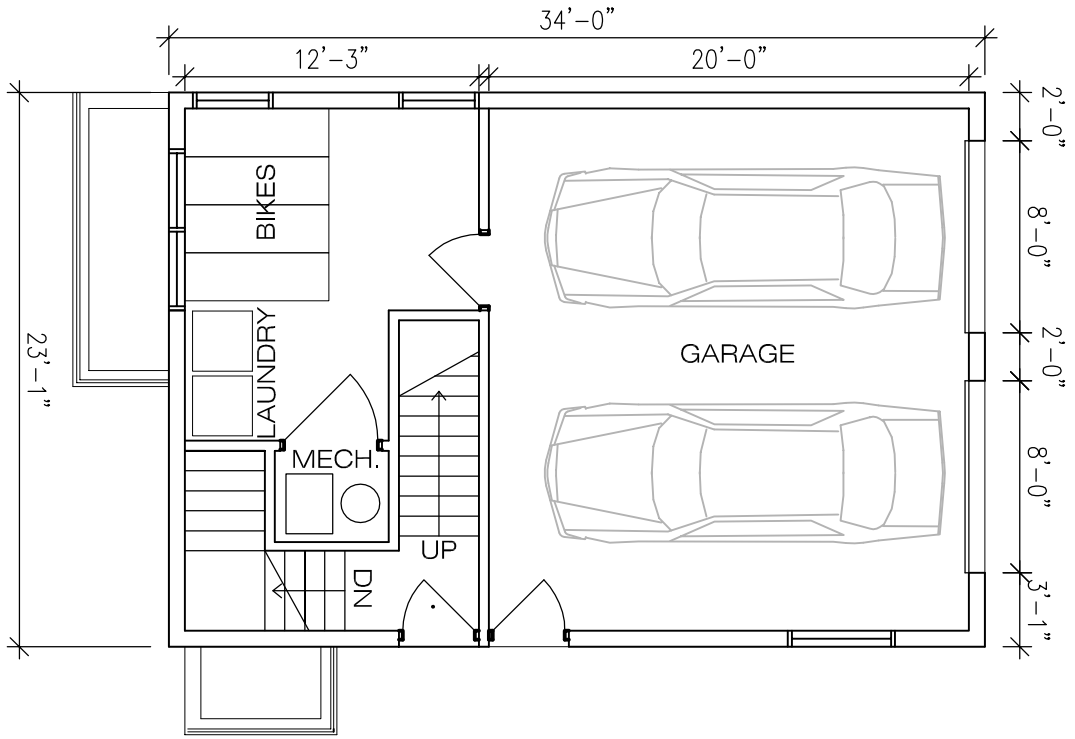
Gorham Street

Dayton Street

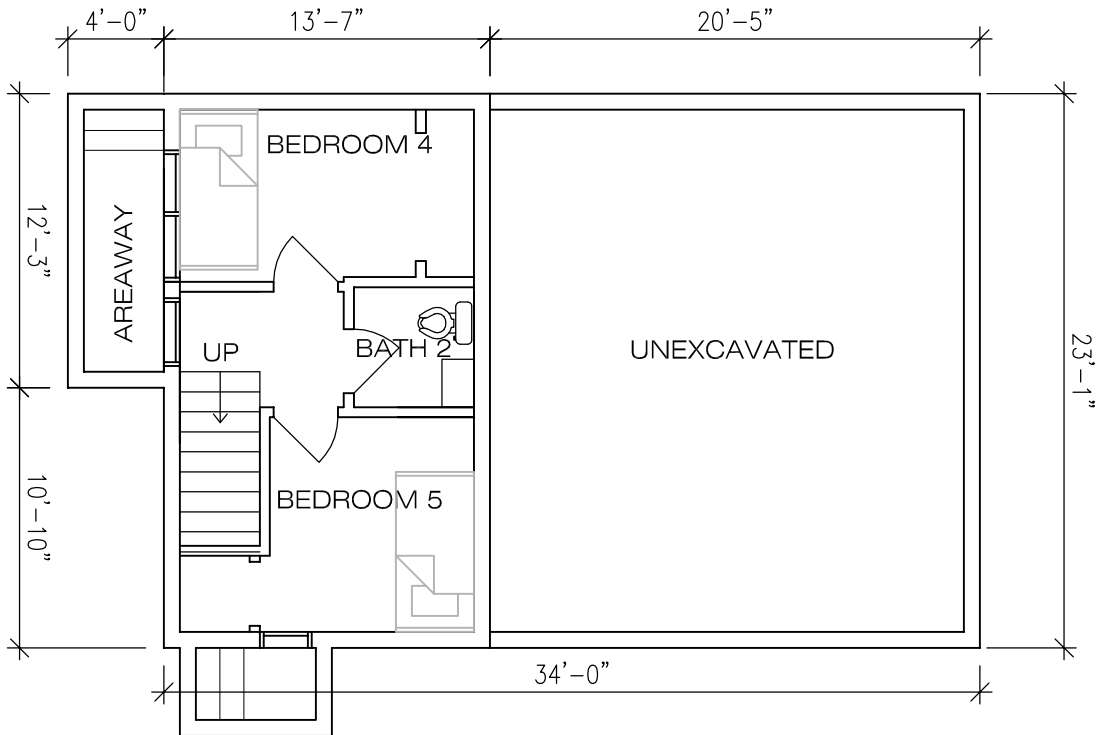
N. Broom Street



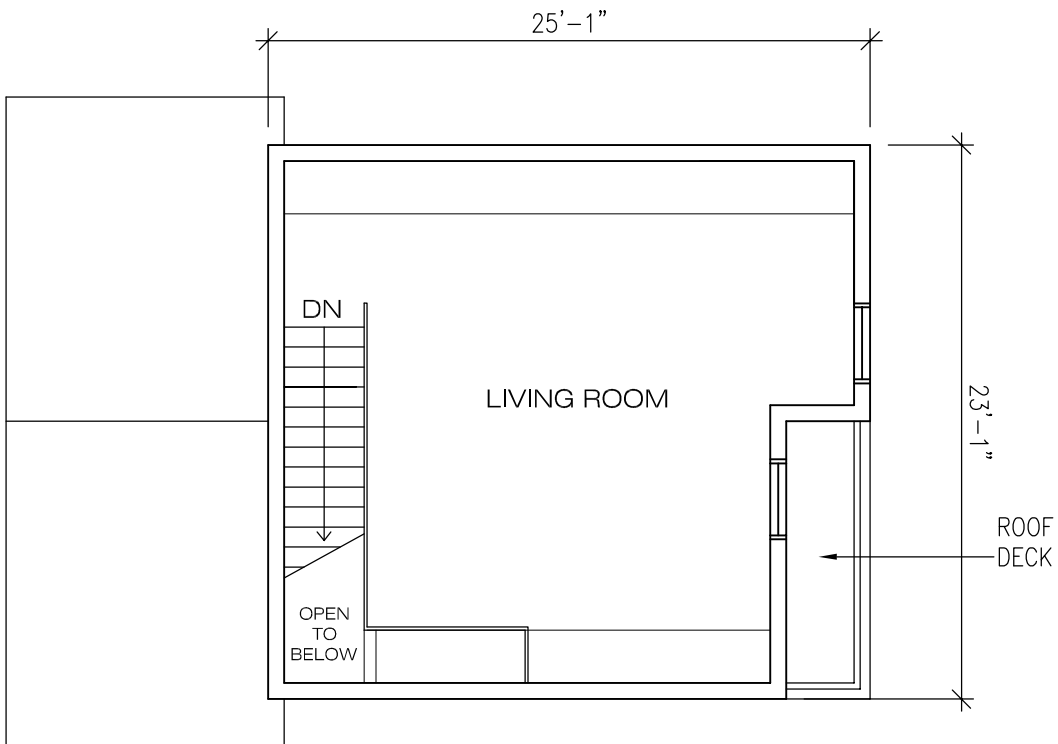
0 80'



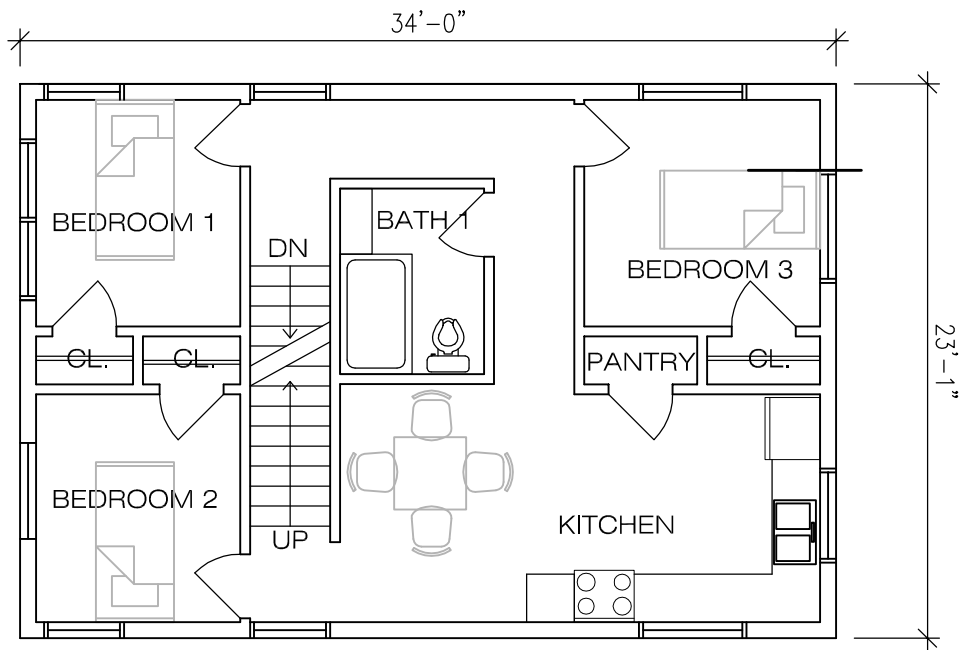
First Floor Plan - 784 GSF



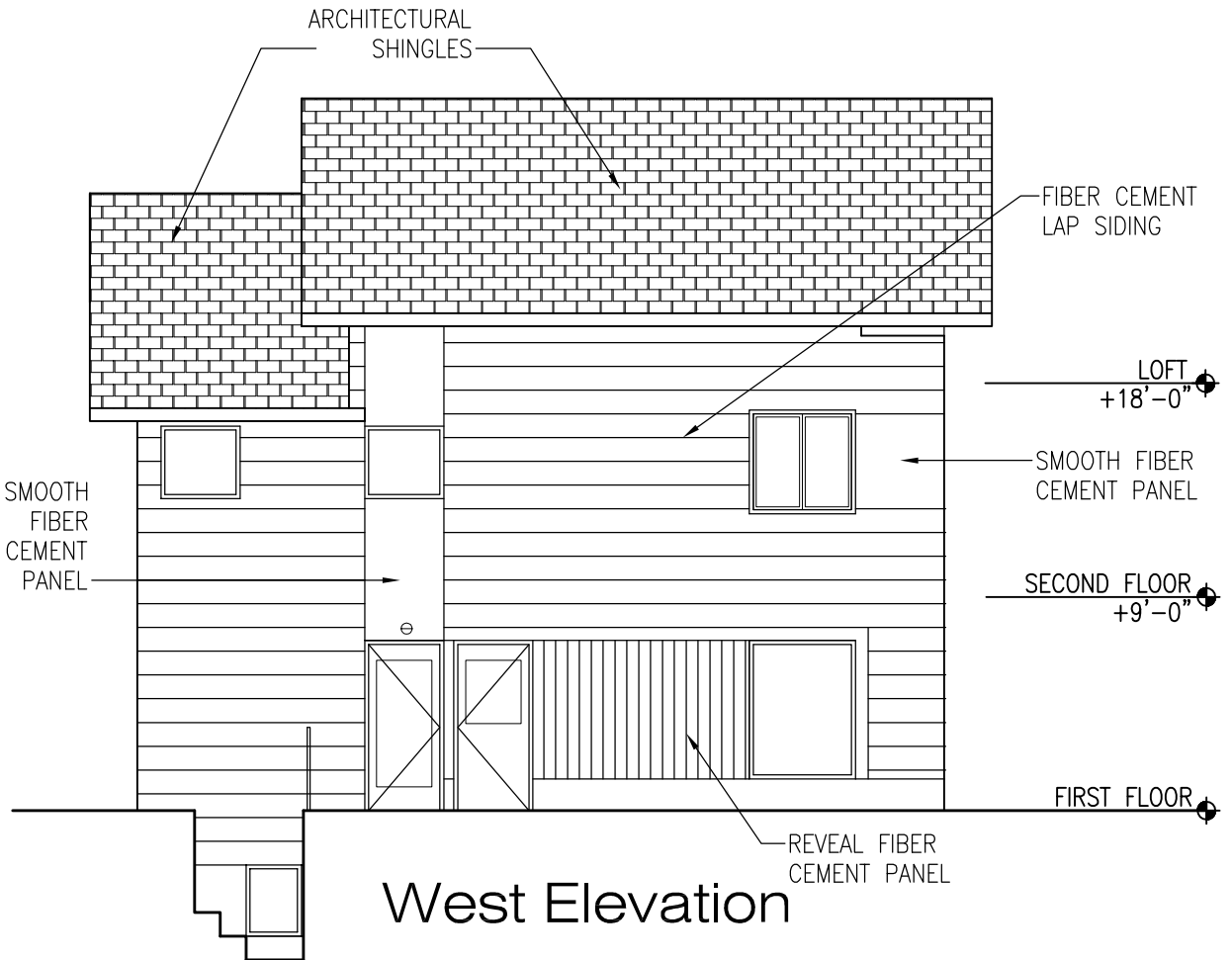
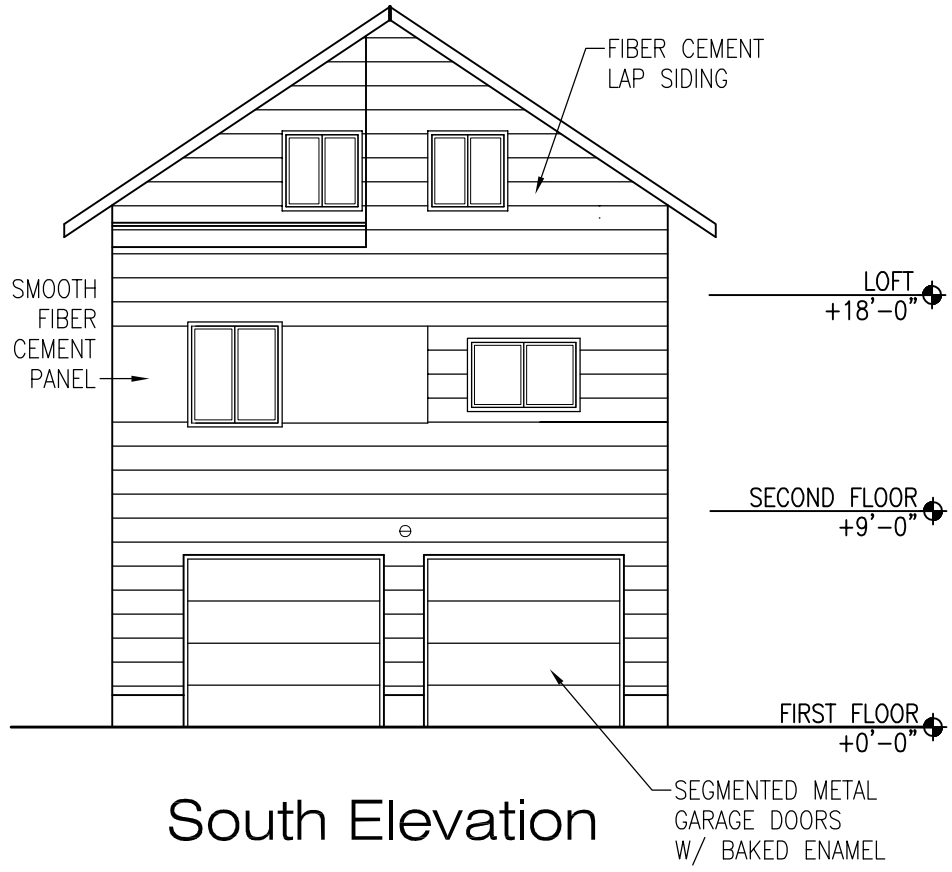
Lower Level Plan - 235 NSF



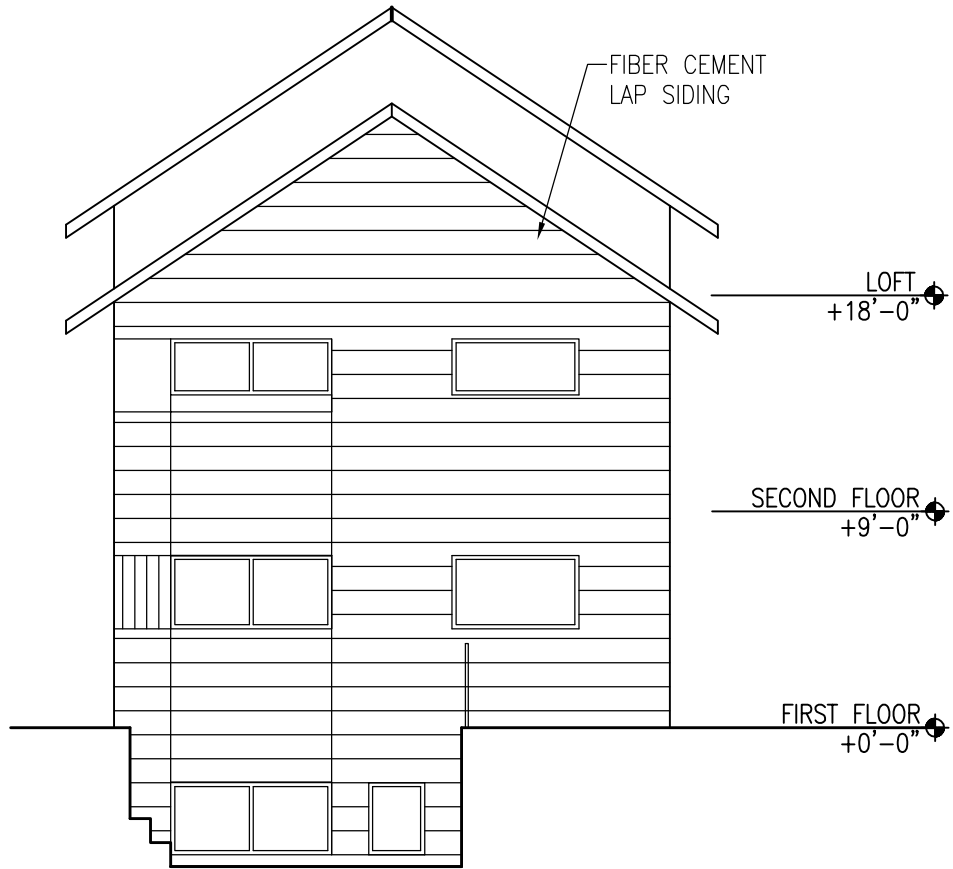
Loft Plan - 336 NSF



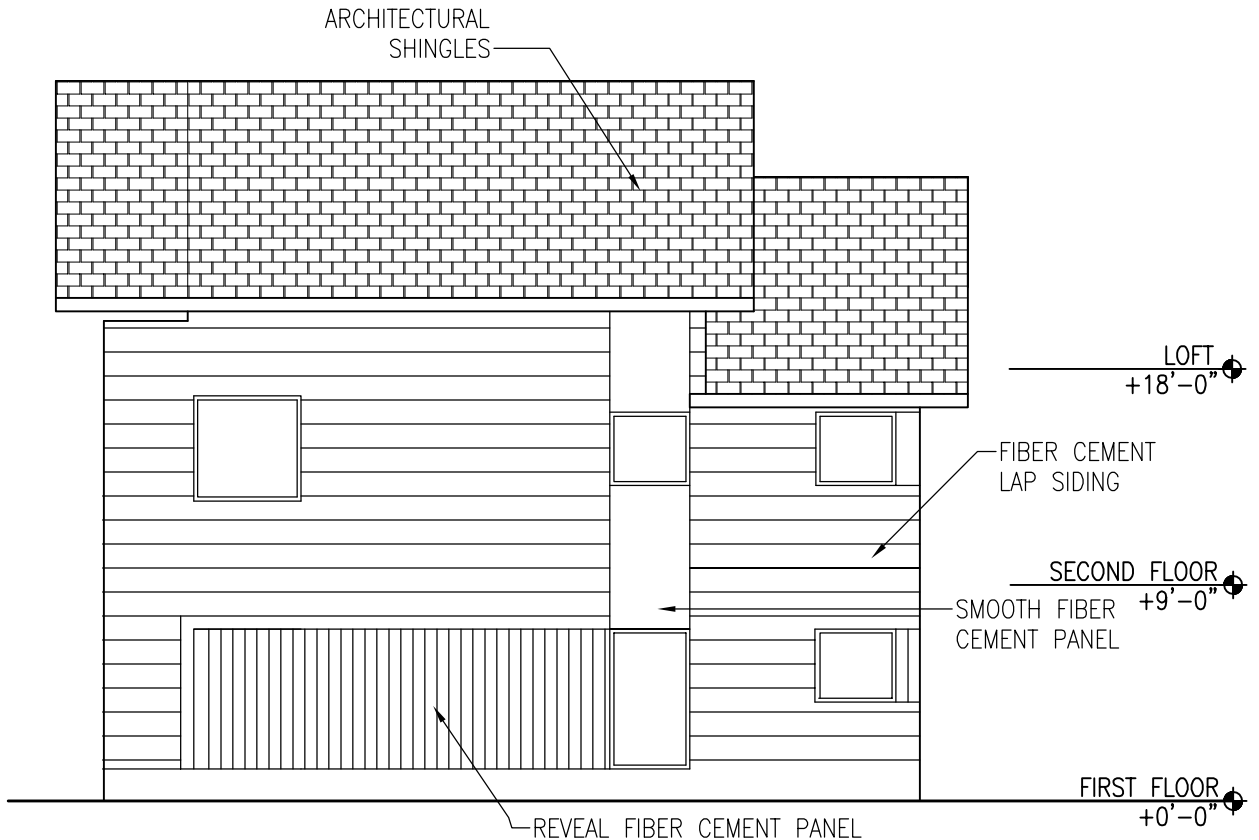
Second Level Plan - 784 GSF







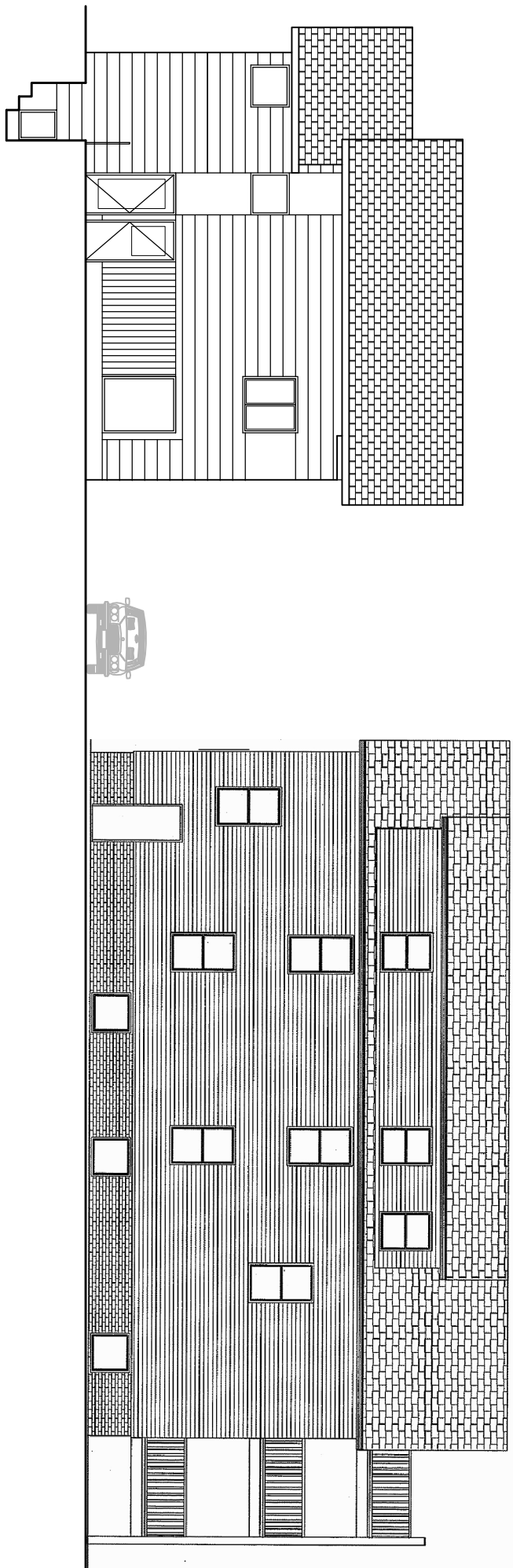
North Elevation



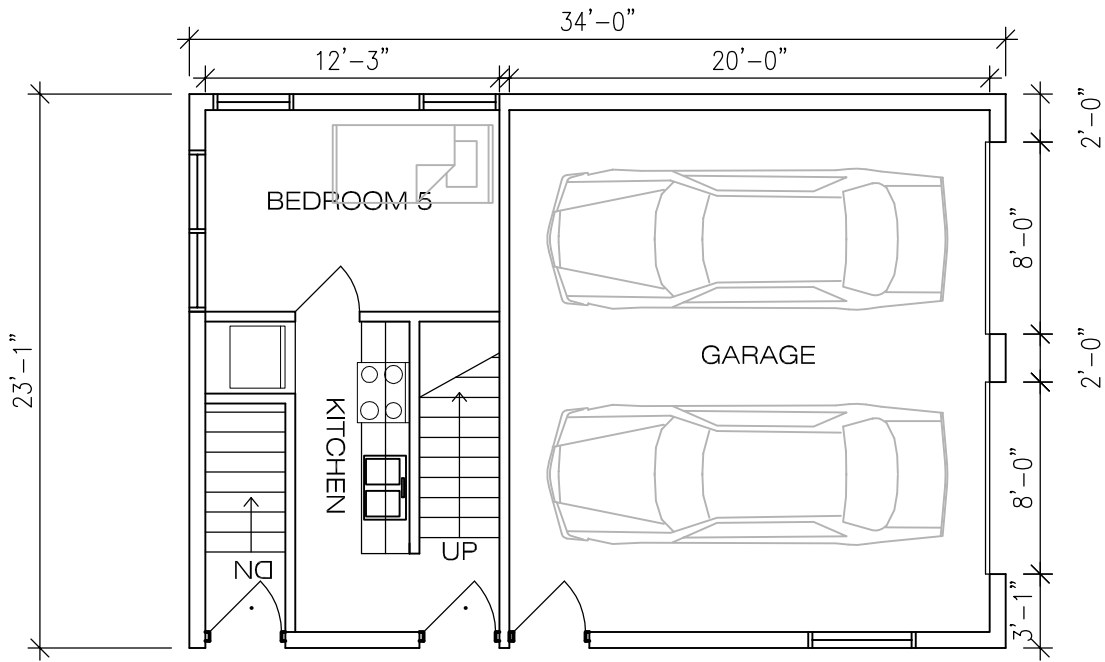
East Elevation

430 1/2 W. Dayton

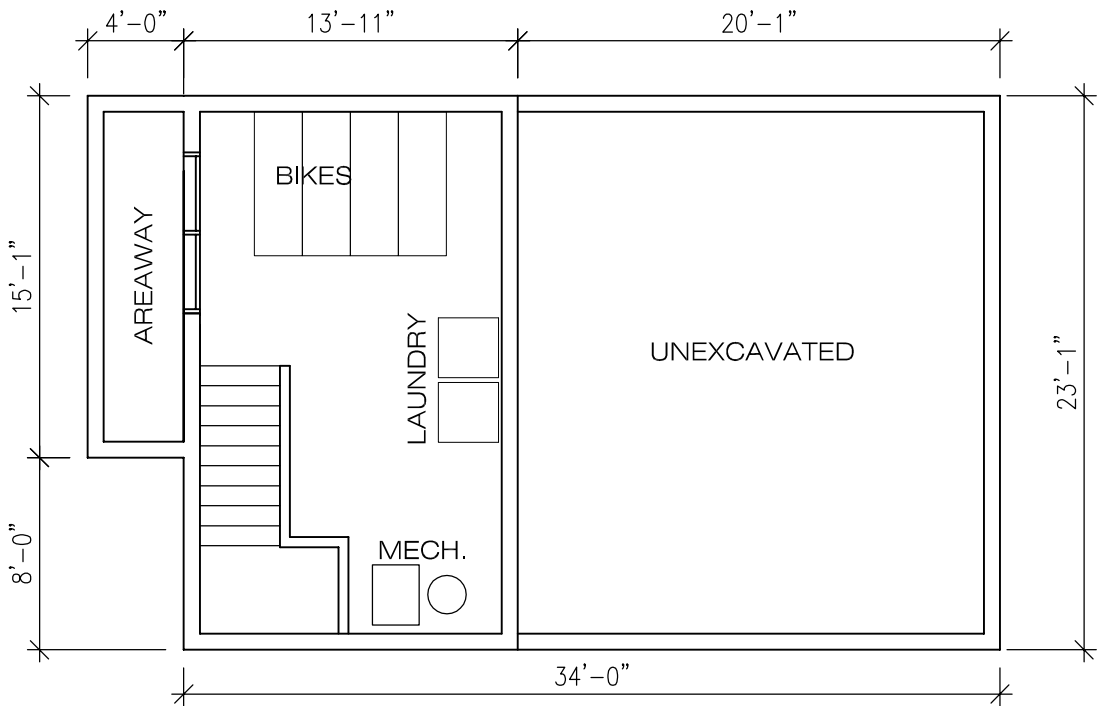
430 W. Dayton



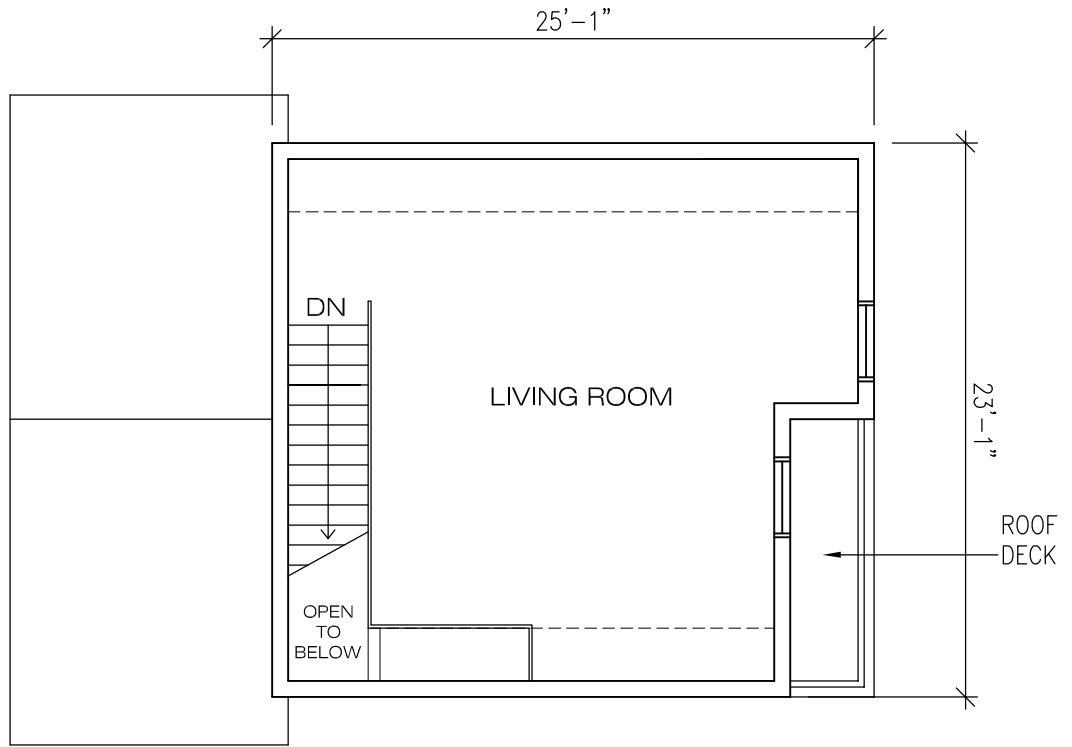
West Elevation with existing apartment



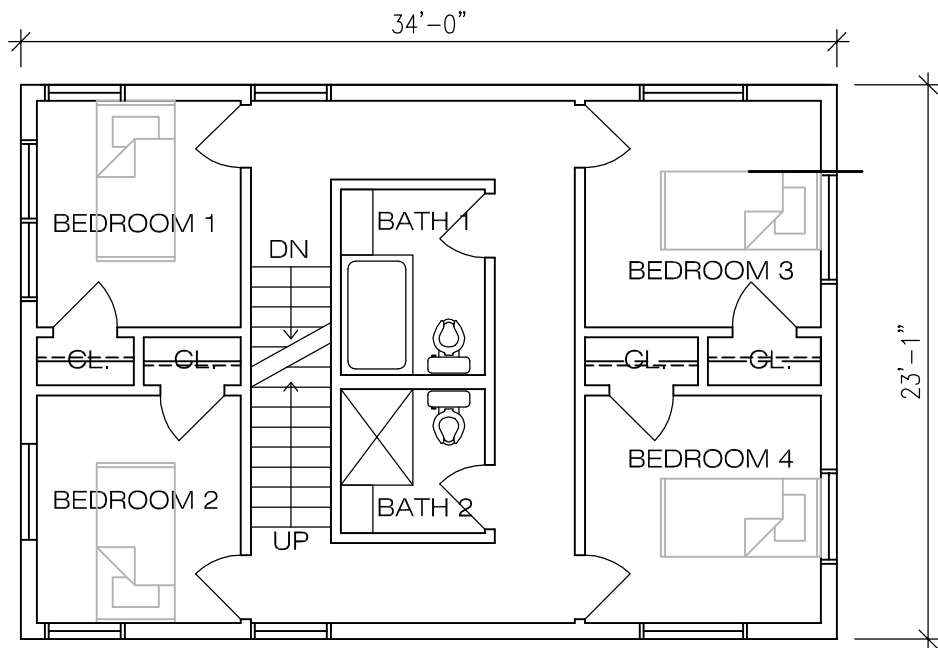
Alternate First Floor Plan - 231 NSF



Alternate Lower Level Plan - 235 NSF



Loft Plan - 336 NSF



Alternate Second Level Plan - 676 NSF