

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

**AGENDA ITEM #** \_\_\_\_\_

**Project #** \_\_\_\_\_

16823

DATE SUBMITTED: 5/12/2010

**Action Requested**

\_\_\_ Informational Presentation

\_\_\_ Initial Approval and/or Recommendation

Final Approval and/or Recommendation

UDC MEETING DATE: 5/19/2010

PROJECT ADDRESS: 432 W. DAYTON

ALDERMANIC DISTRICT: 4

OWNER/DEVELOPER (Partners and/or Principals)

BRANDON COOK

ARCHITECT/DESIGNER/OR AGENT:

ARO EBERLE ARCHITECTS - MATT ARO

117 S. BASSETT #3

116 KING, SUITE 202

MADISON, WI 53703

MADISON, WI 53703

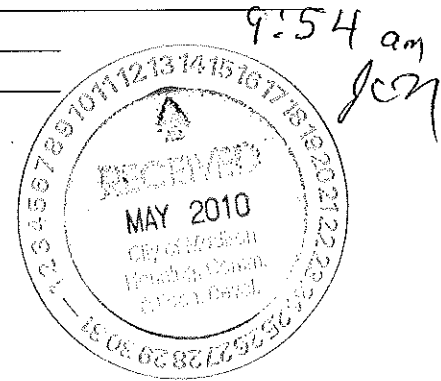
CONTACT PERSON: MATT ARO

Address: \_\_\_\_\_

Phone: 220-2382

Fax: \_\_\_\_\_

E-mail address: \_\_\_\_\_



**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.

ARO EBERLE ARCHITECTS

116 King Street, Suite 202  
608 204-7464

Madison, WI 53703  
FAX: 608 467 1403

May 12, 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 430-432 W. Dayton Street, attached please find our submittal for **final approval** of a SIP for an accessory structure in the rear yard at 432 W. Dayton. An existing single unit accessory structure currently exists at 432 W. Dayton which will be demolished and replaced with the proposed building. No changes are proposed to the main apartment building fronting Dayton Street or the front or side yards of the primary structure.

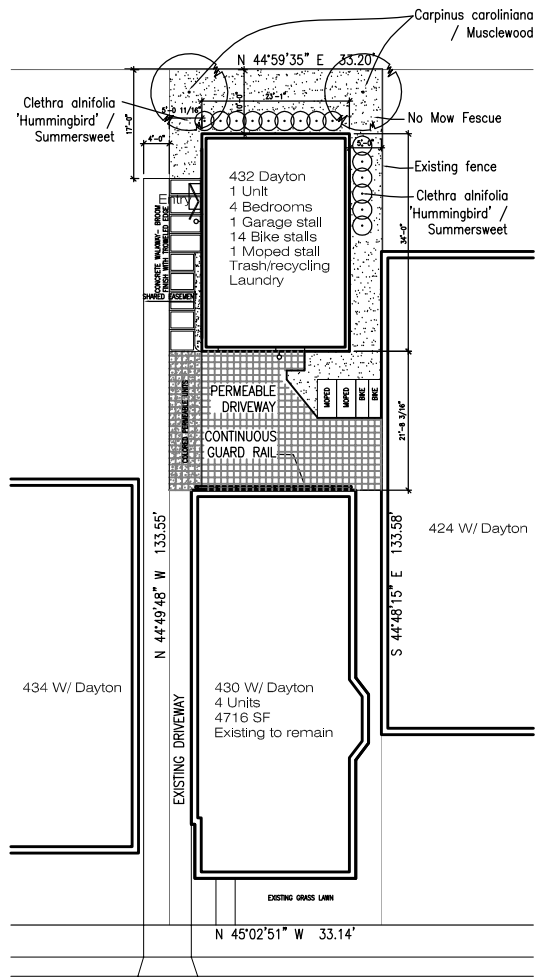
The final approval changes are as follows:

1. The accessory structure apartment unit was changed to a 4 bedroom apartment, removing bedrooms from the lower level. Per UDC recommendation and plan commission approval. No exterior changes with exception of (2) below resulted from this alteration.
2. Concrete area ways are removed from the site plan as egress windows are no longer required.
3. Permeable paving has been incorporated in the drive area, with a colored band denoted a pedestrian path to the accessory structure.
4. 16 bikes stalls and 2 moped stalls are provided. There are 15 bedrooms on site.
5. Vehicle paths for access to/from the garage stall are included for reference. The vehicle used is a small vehicle. Larger vehicles will require some backing to and fro to use the garage stall.

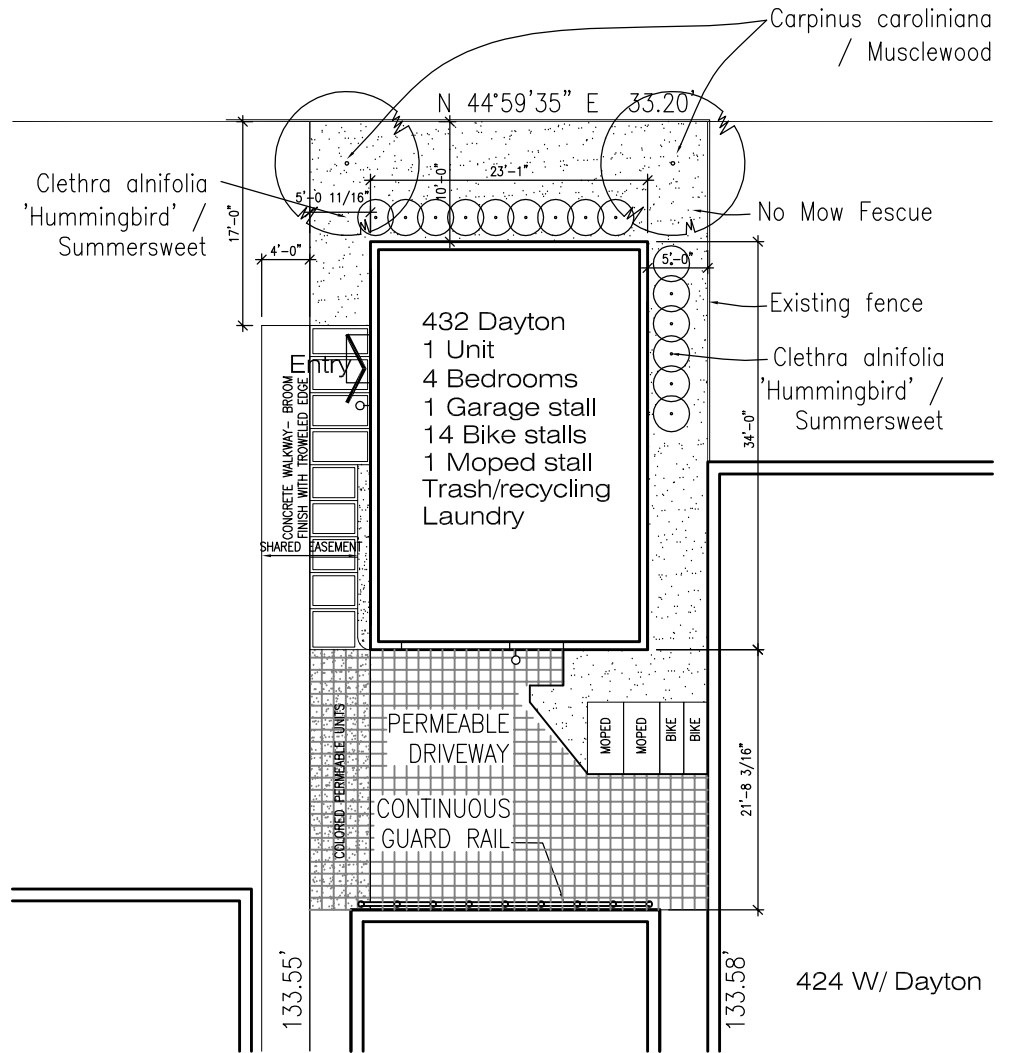
Sincerely,



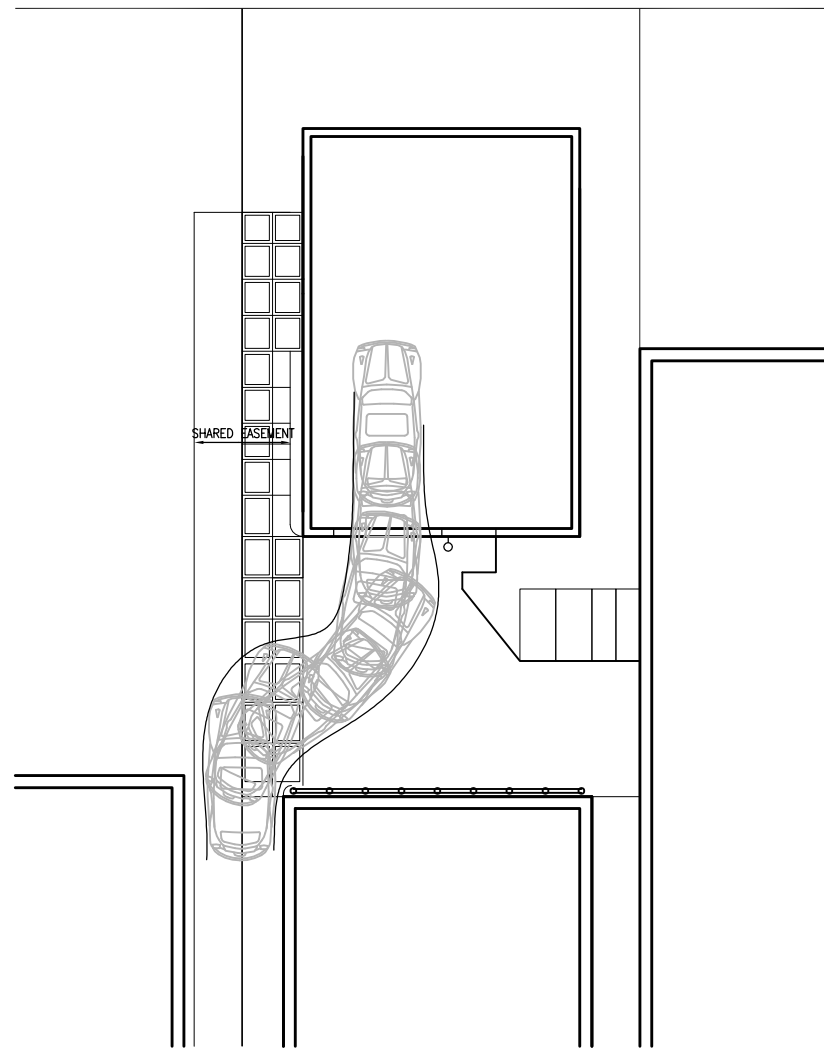
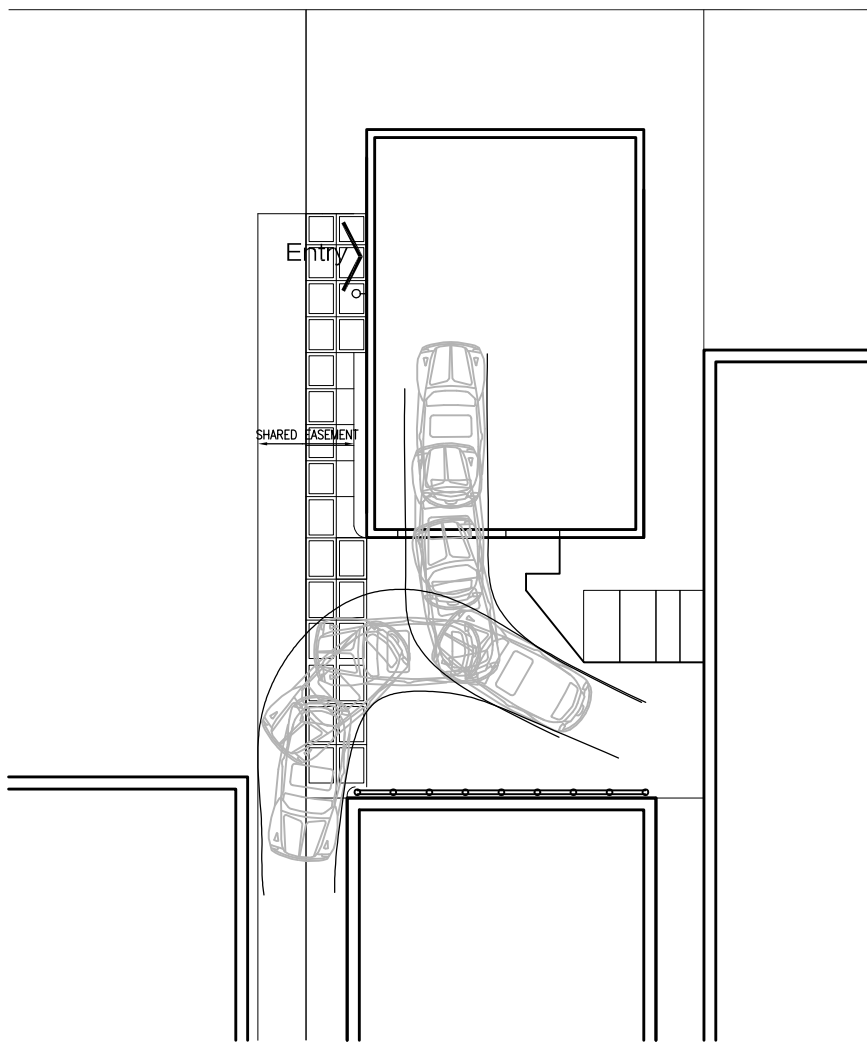
Aro Eberle Architects, Inc.  
Matthew Aro, AIA



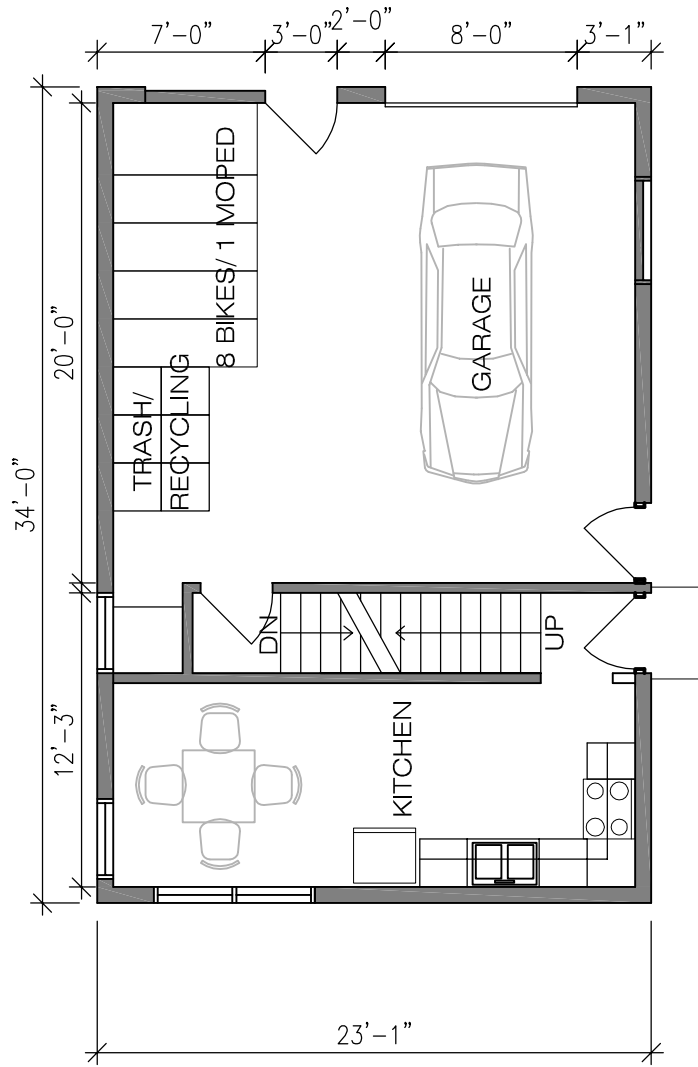
Site Plan  
1:30



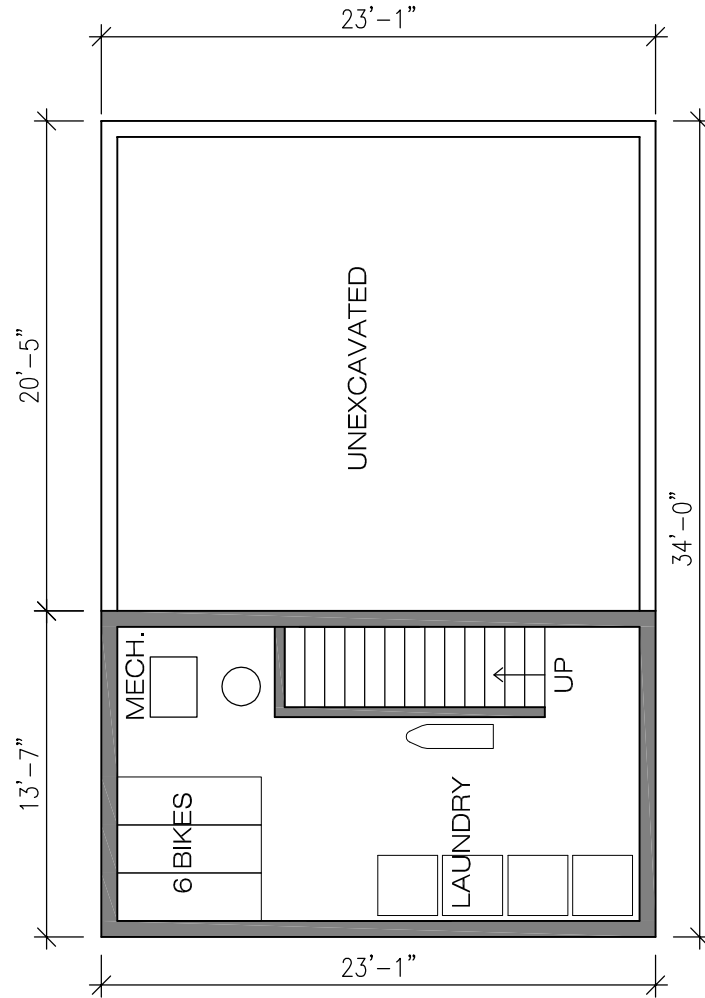
Site Plan  
1/16" = 1'-0"



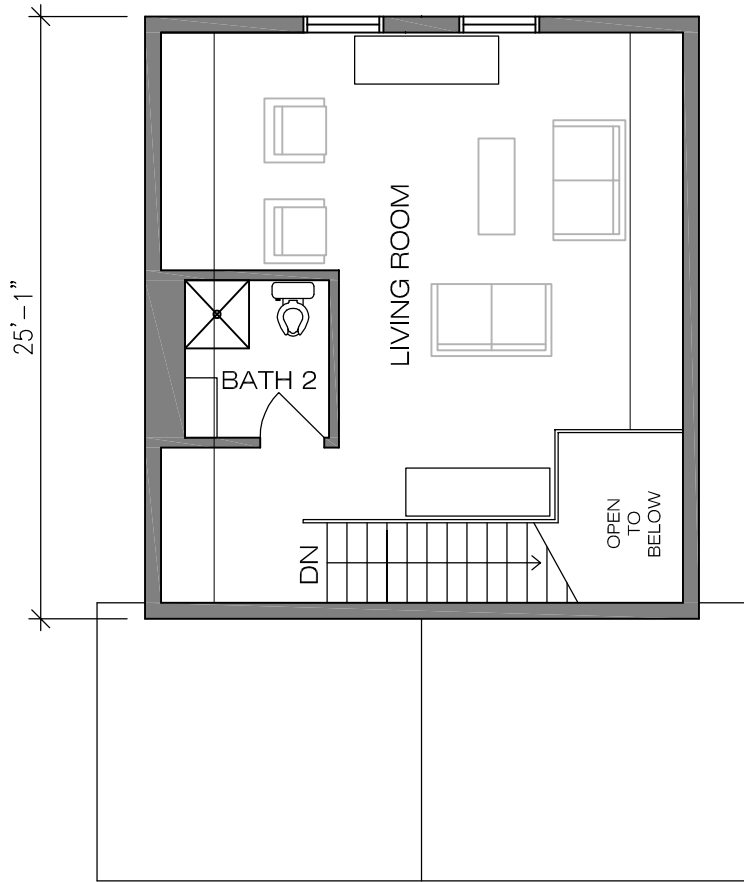
Site Plan  
 1/16" = 1'-0"



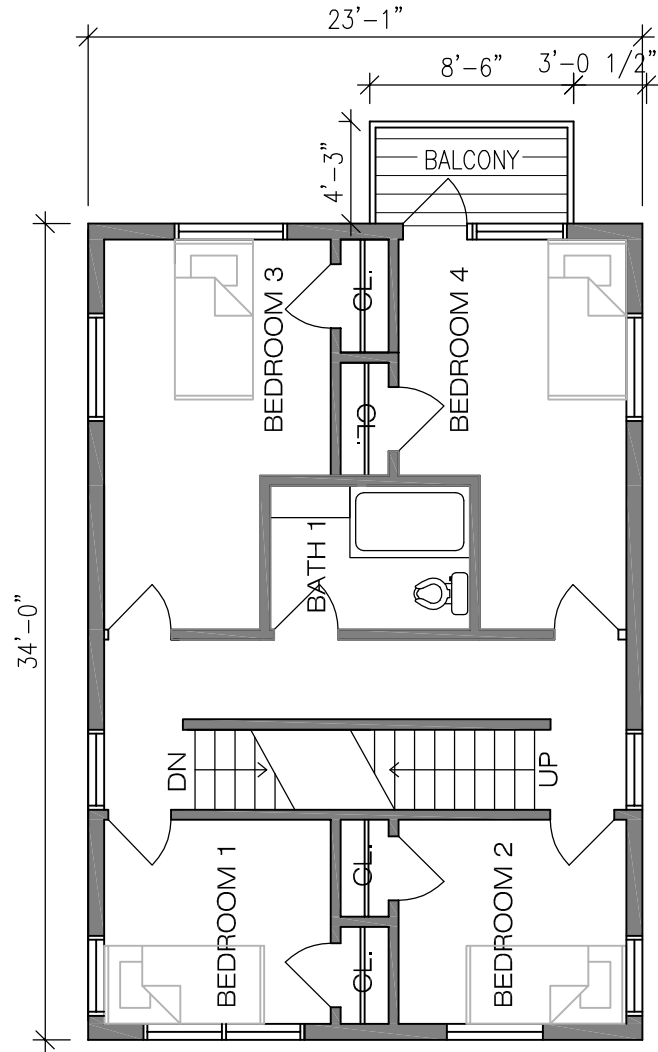
First Floor Plan - 784 GSF



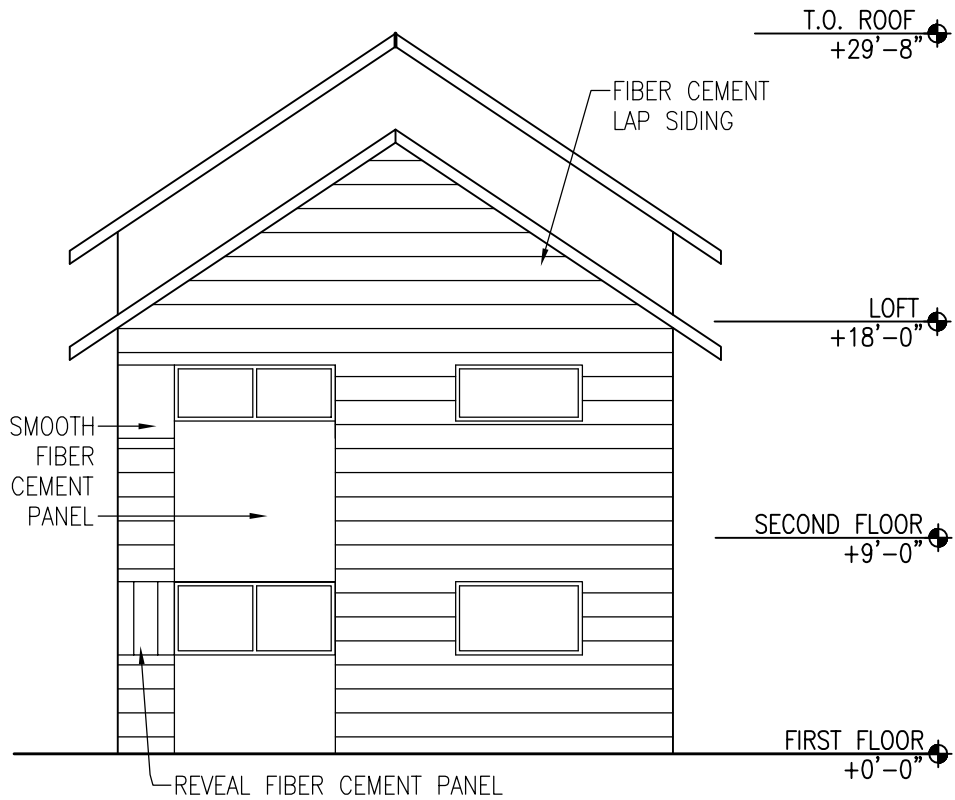
Lower Level Plan - 235 NSF



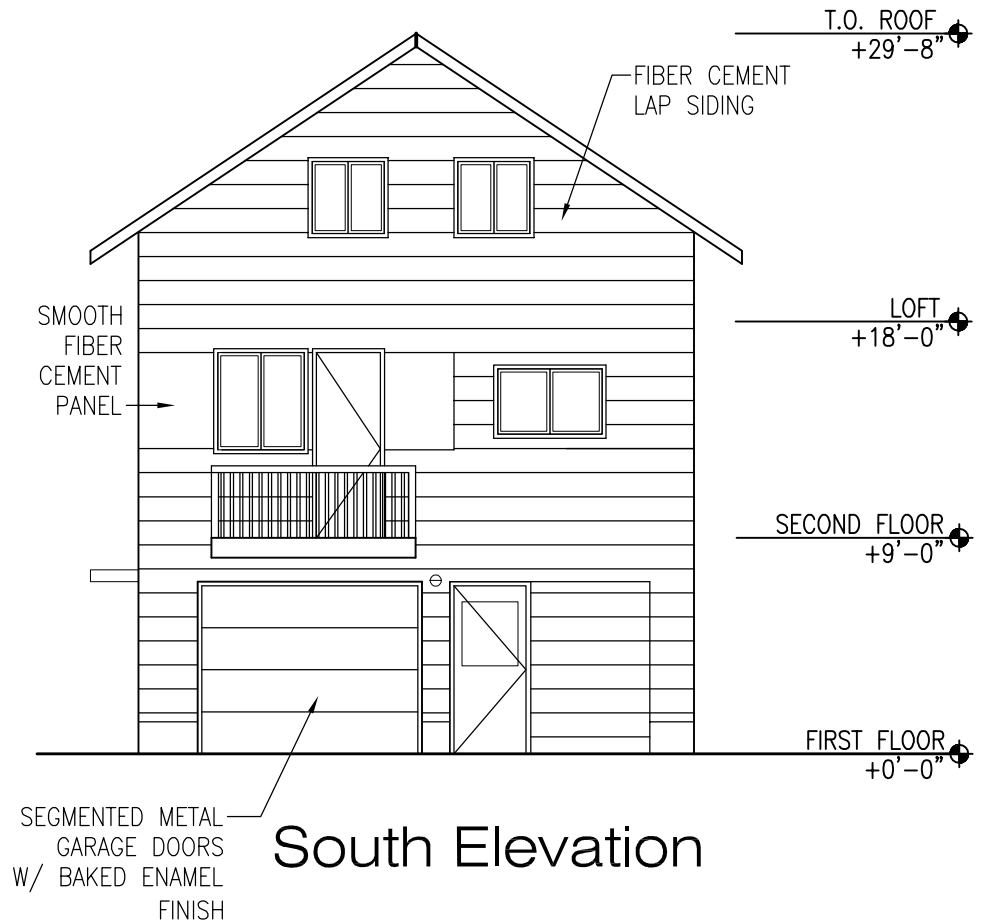
Loft Plan - 369 NSF



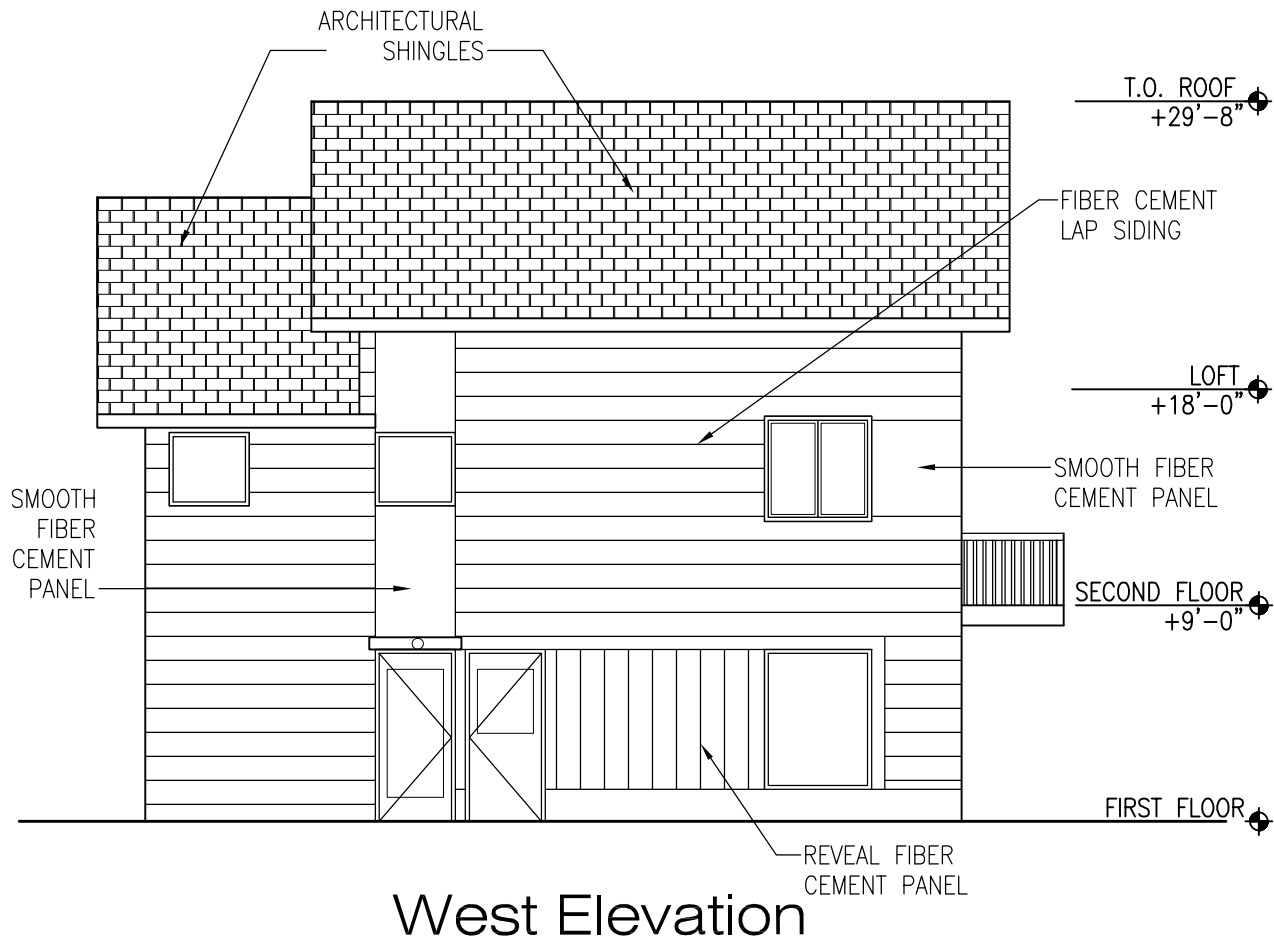
Second Level Plan - 784 GSF



North Elevation



South Elevation







East Elevation