



City of Madison

430 West Dayton Street



Date of Aerial Photography : April 2007

2/10/2010
Mr. Matt Tucker
Zoning Administrator
City Of Madison
215 Martin Luther King, Jr. Blvd

Re: Letter Of Intent
430/432 W Dayton St
NE ½ 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 and council consideration for approval of the proposed development.

Project:

Name: 430/432 W Dayton St
NE ½ of Lot 15, Block 41 of the Original Plat of City of Madison

Owner:

Brandon Cook
PO BOX 694
Madison WI 53701
Ph (608)279-7962

Residence
117 S Bassett St #3
Madison WI 53701

Project Submitter

Owner

Architect:

Matthew Aro
Aro Eberle Architects
116 King Street Suite 202
Madison WI 53703
Ph (608)204-7464

Background – Existing Use:

The existing use for the property at 430/432 W Dayton St is apartment housing primarily occupied by college students. The current configuration on these two properties is the main building (430) in the front of the property that is a four unit and a single family home in the rear of the property.

Proposed Uses of Buildings:

The existing rear yard single family building will be demolished and recycled. A new single unit accessory structure will be built in its place. There will also be designated trash and recycling. Bike parking will also be relocated and increased to compensate for the increase in apartments. This property will also be re-landscaped. In addition there will be a 1 car garage, laundry and indoor bike parking.

Project Schedule:

Construction of the new structure will begin within 30 days of the approval of all permits with completion being before August 14 2010.

Social and Economic Impacts:

The desire of this project is to upgrade the current building to make for better housing and for a more desirable neighborhood. It is unlikely in the short term children would be present, but with the increase in desirability attracting some professional residents would be preferable.

The goal is to make this a well managed property where problems do not occur. The types of finishes for this building will be above average so they will attract good tenants.

Sincerely,

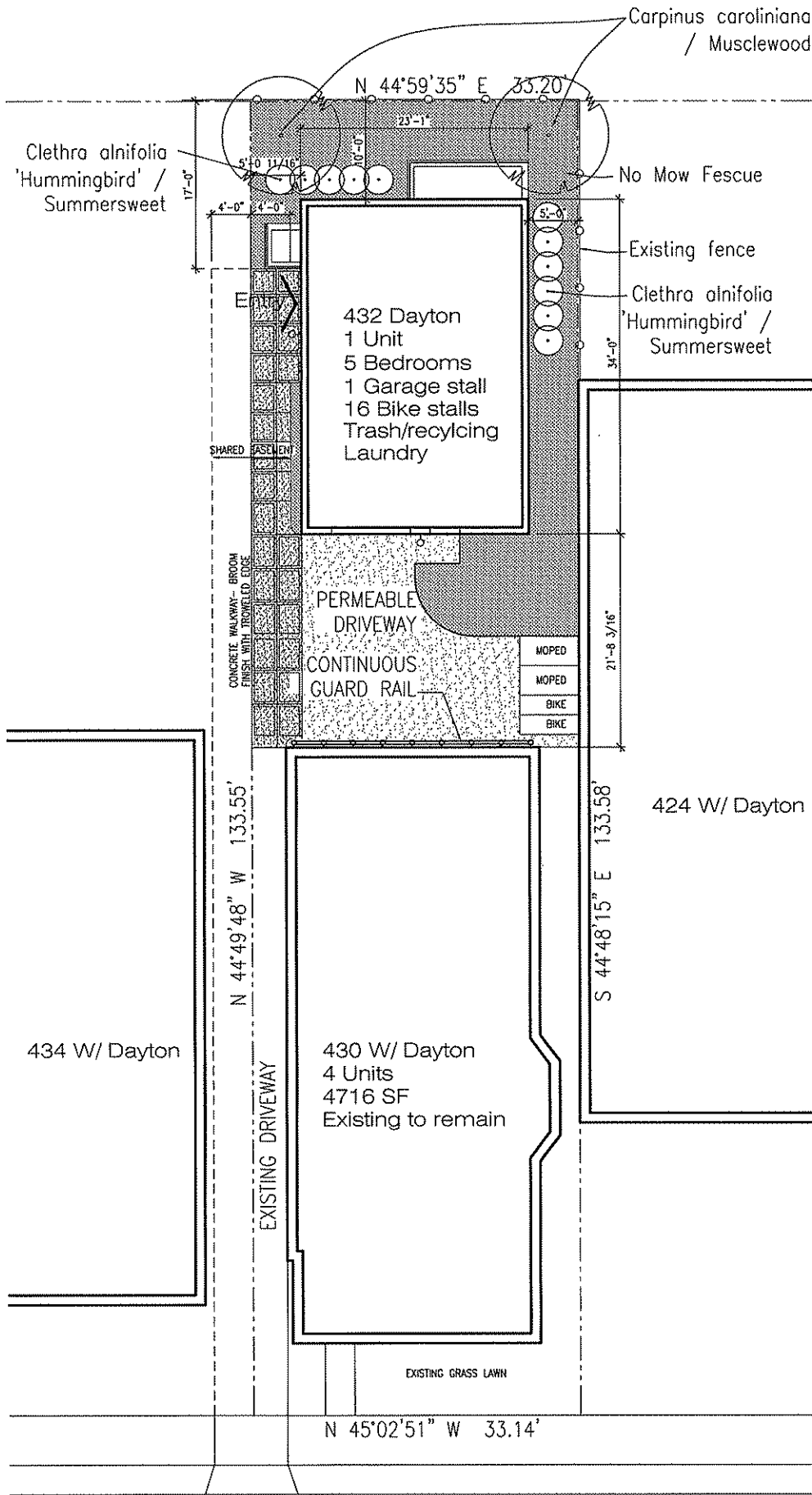
Brandon Cook
Owner

Zoning Text: Specific Implementation Plan
Project Name: 430/432 West Dayton Street
Project Address: 430/432 West Dayton Street

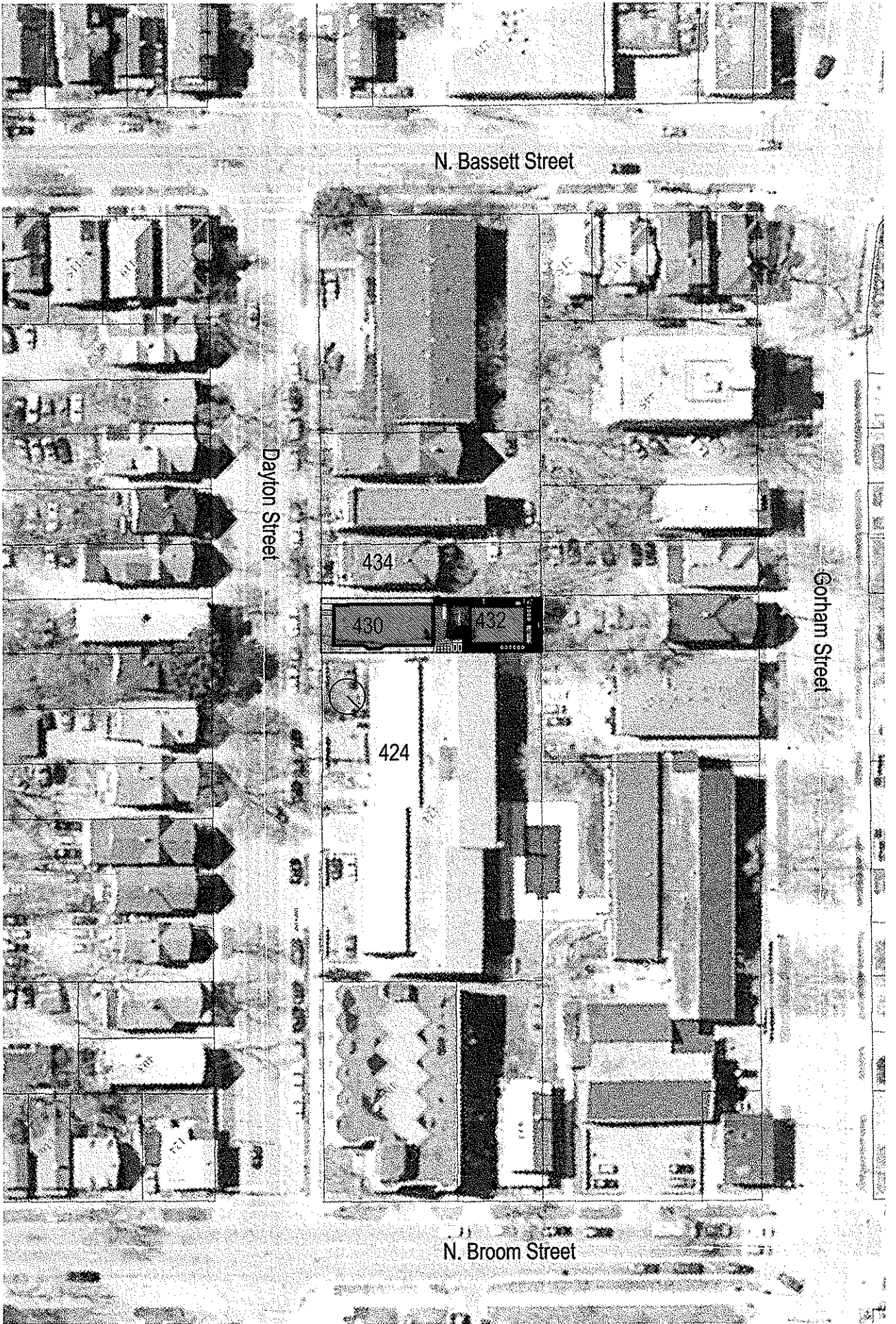
Legal Description: NE ½ of Lot 15, Block 41 of Original Plat of City of Madison in the City of Madison, Dane County, Wisconsin.

- A. **Statement of Purpose:** This zoning district is established to permit the construction of a new one dwelling unit accessory structure as defined in City of Madison ordinances 28.07(6)(e)(2)d. An existing four unit apartment building at 430 W. will remain as is. This will bring the total to five apartments. Inside of the accessory structure, the first floor will consist of one garage stall, laundry facility, and indoor bike/moped parking which will serve the all of the residents on this property.
- B. **Permitted Uses:** Residential uses as permitted in the R6 general Residence District, as shown on the approved plans. Accessory uses as shown on the approved plans. Other permitted accessory uses include: laundry, vehicle parking, bike parking, moped parking, storage, space for recreational equipment, and mechanical uses.
- C. **Lot Area:** 4,356 square feet as shown on enclosed survey attachment.
- D. **Height Regulations:** Buildings are restricted to current height. The accessory structure may not exceed 30' in 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:** Parking shall be as provided on approved plans.
- H. **Lighting:** Lighting will be provided as shown on approved plans.
- I. **Signage:** Signage shall be limited to the maximum permitted in the R6 zoning district, as approved by the Urban Design Commission and Zoning Administrator.
- 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.

Deleted: bulding



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



N. Bassett Street

Gotham Street

Dayton Street

N. Broom Street

434

430

432

424

0 80'

RO EBERLE ARCHITECTS

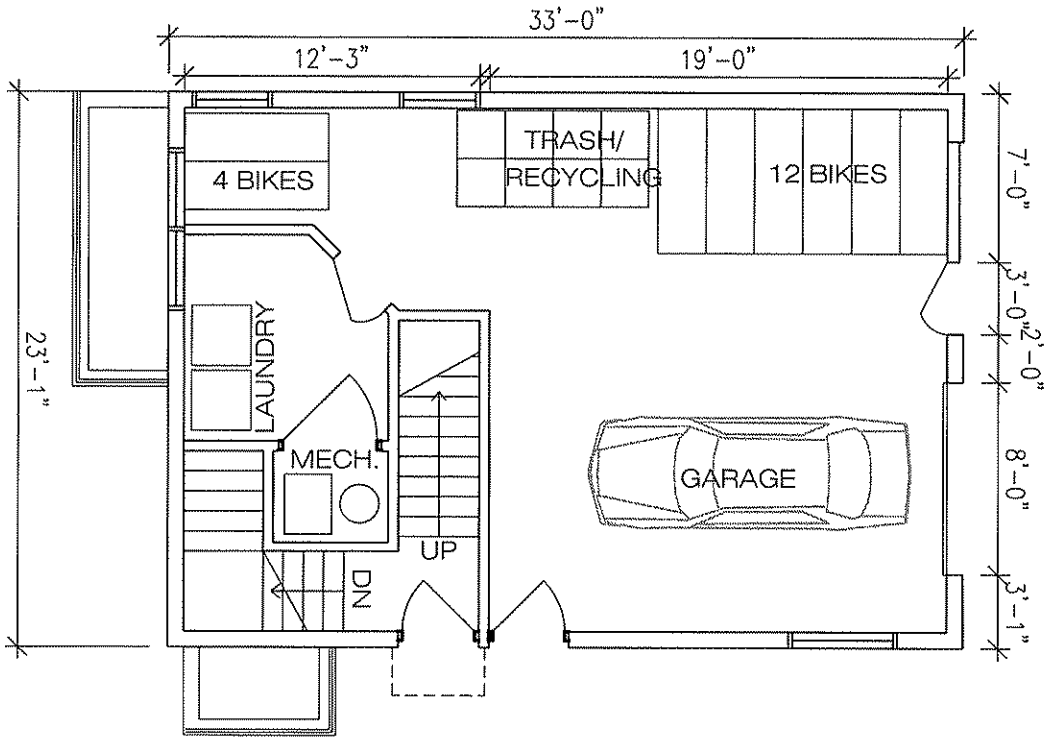
430 W. DAYTON

DATE: FEB 19, 2010

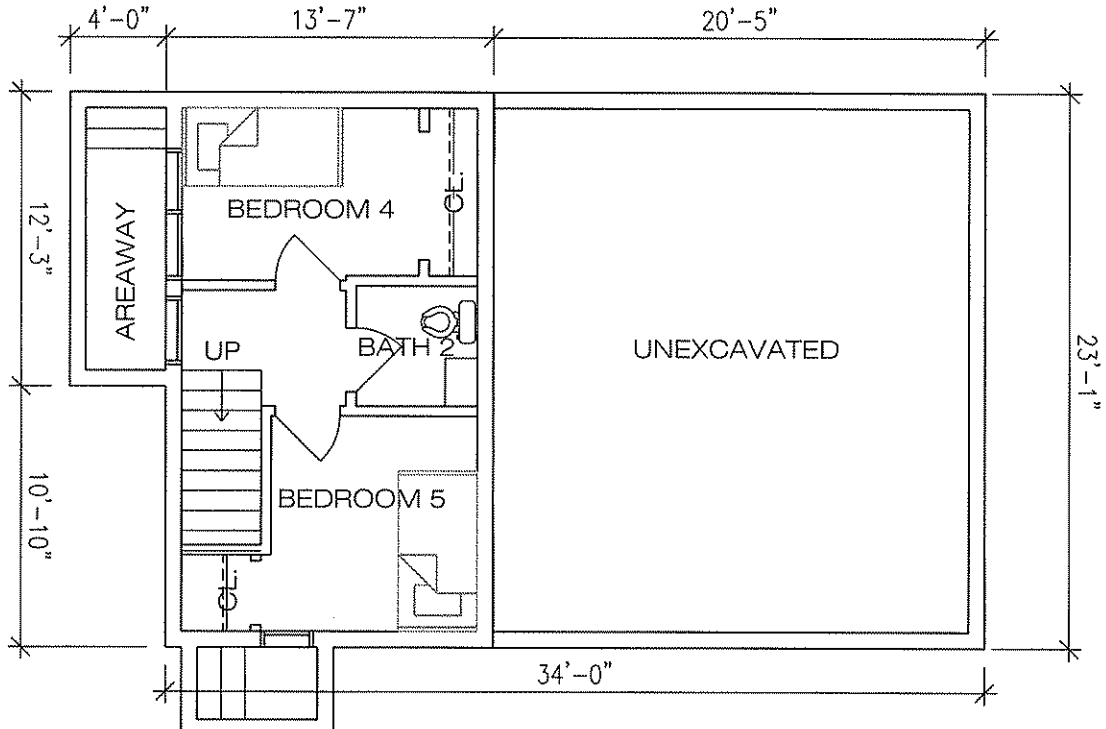
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CITY OF MADISON
URBAN DESIGN COMMISSION

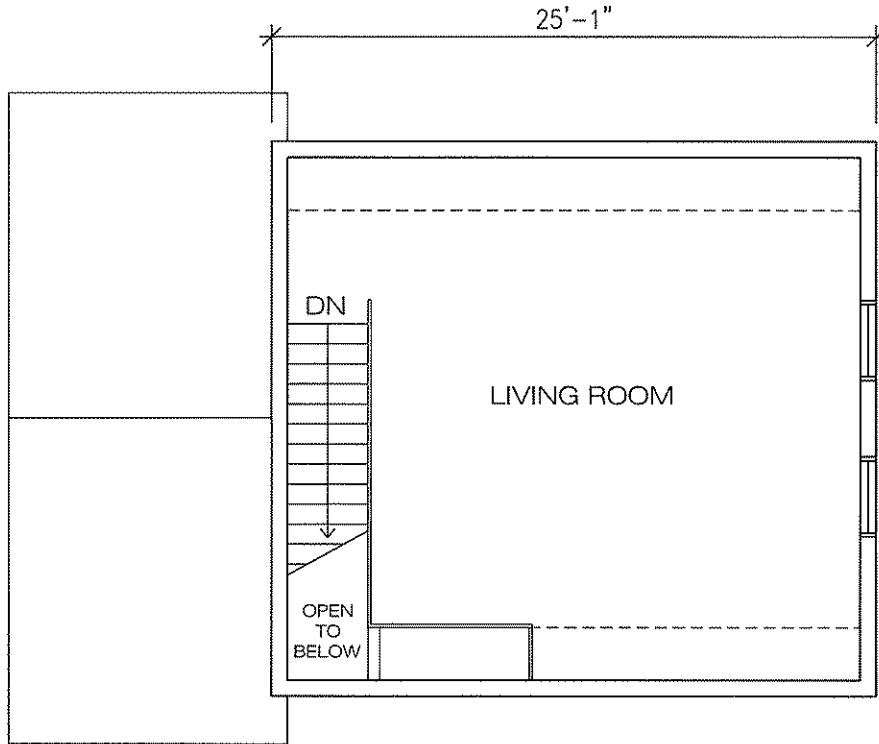
S2



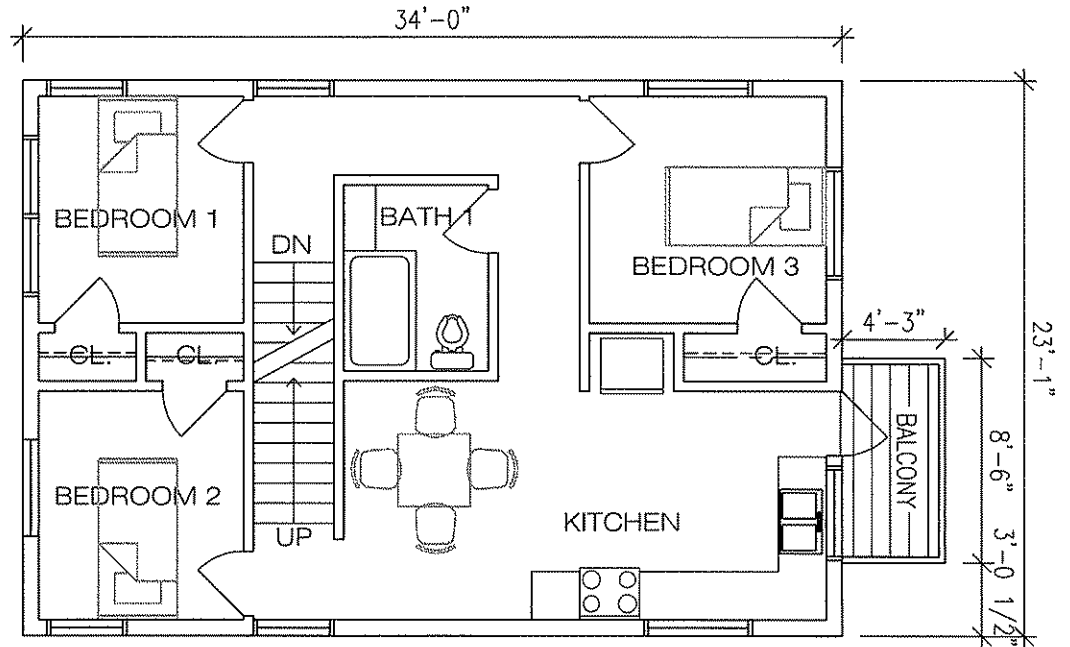
First Floor Plan - 784 GSF



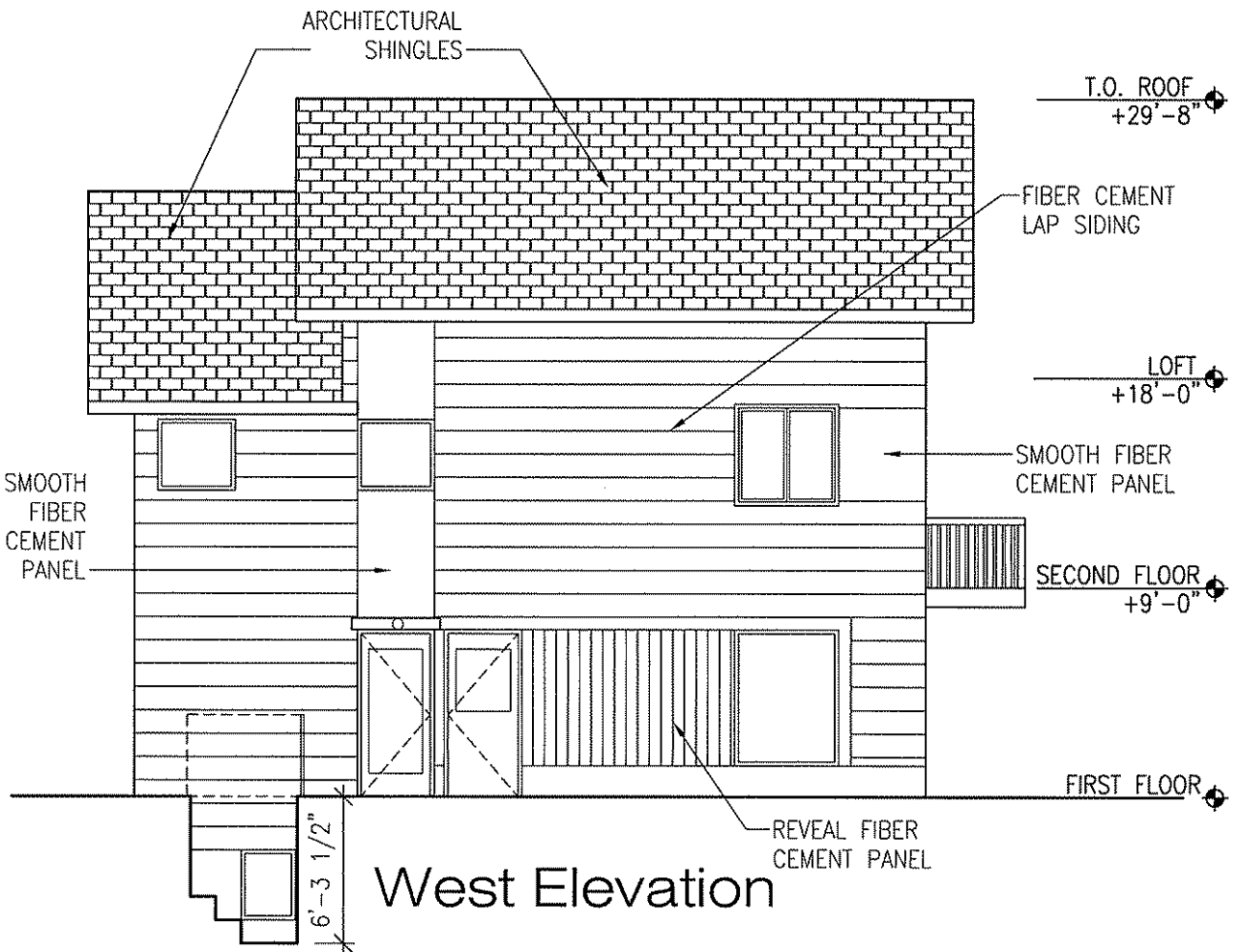
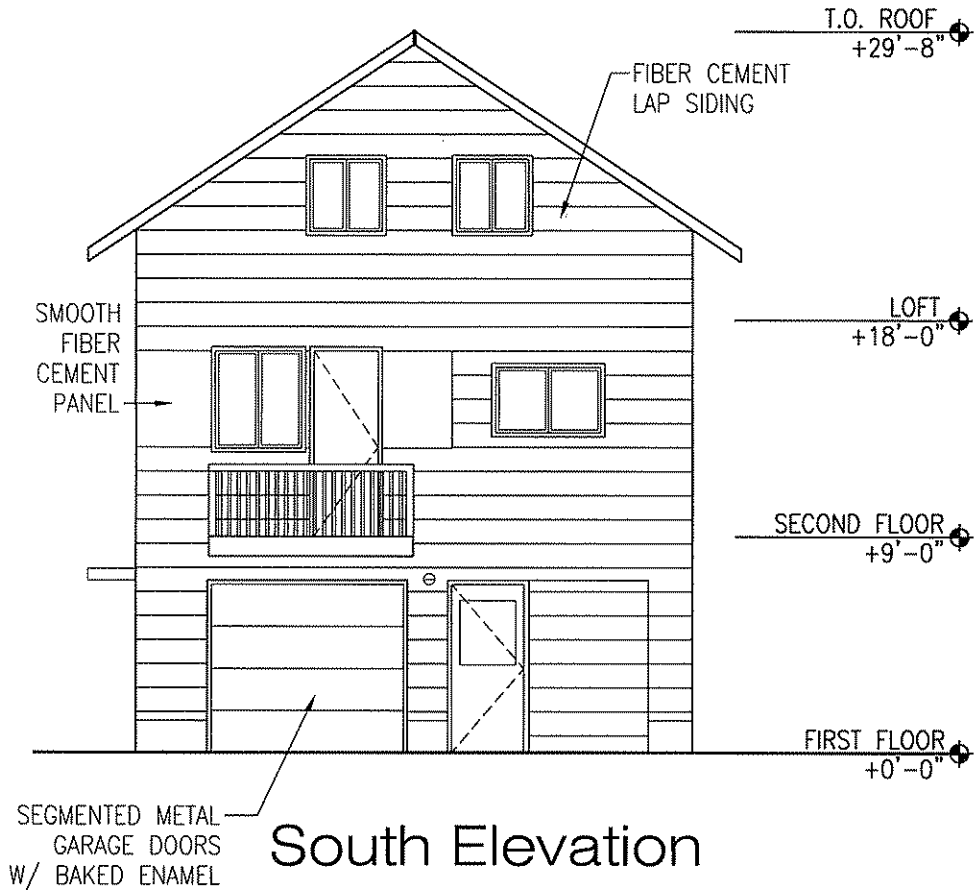
Lower Level Plan - 235 NSF

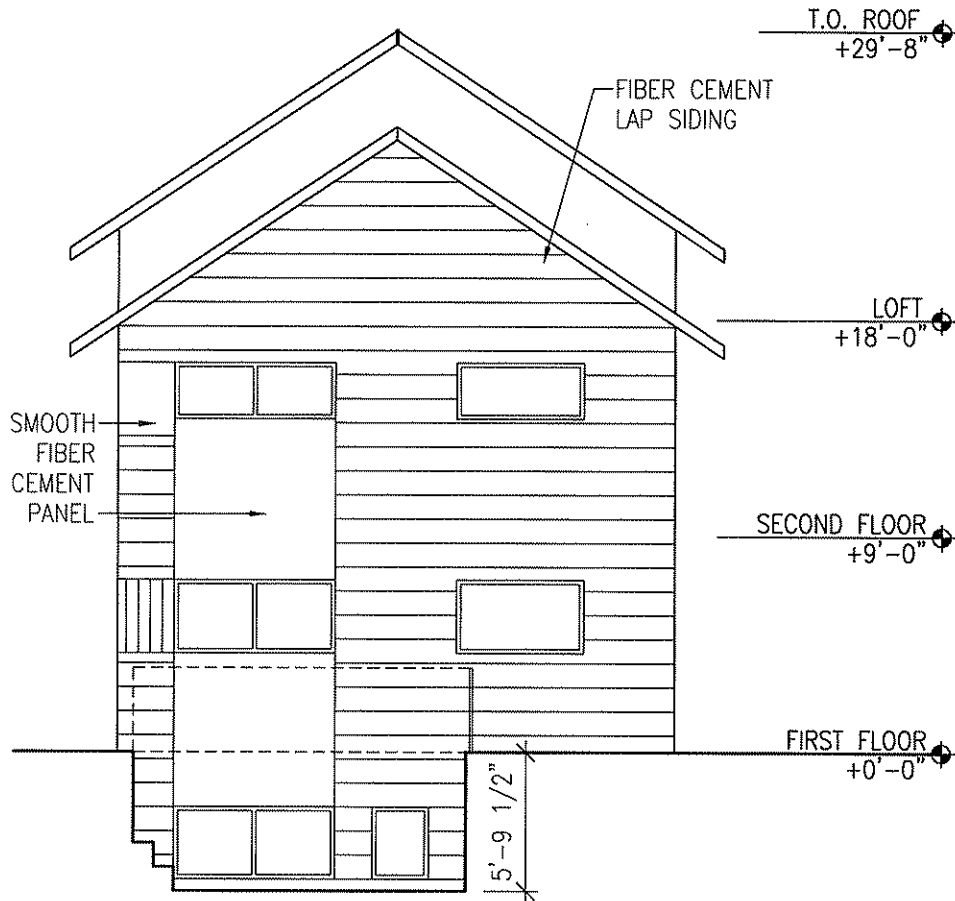


Loft Plan - 369 NSF

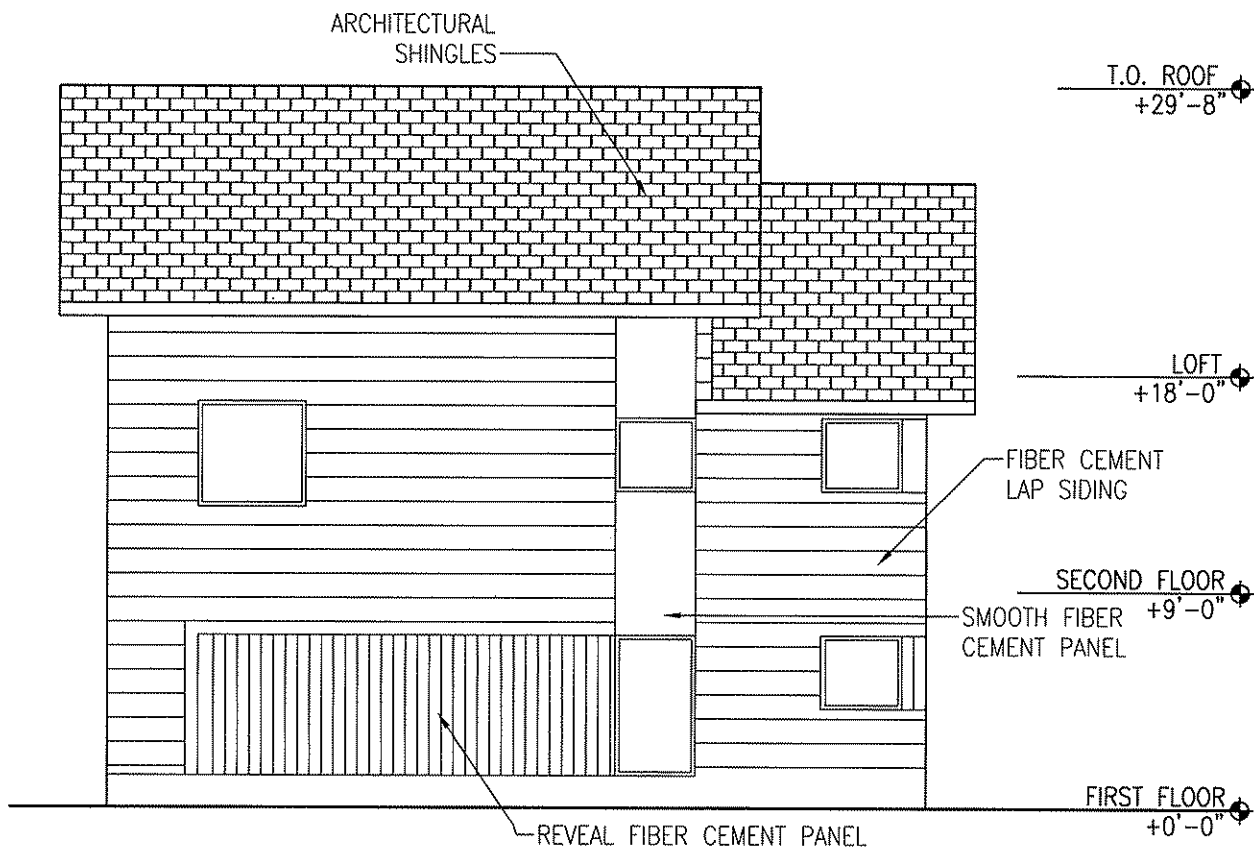


Second Level Plan - 784 GSF





North Elevation

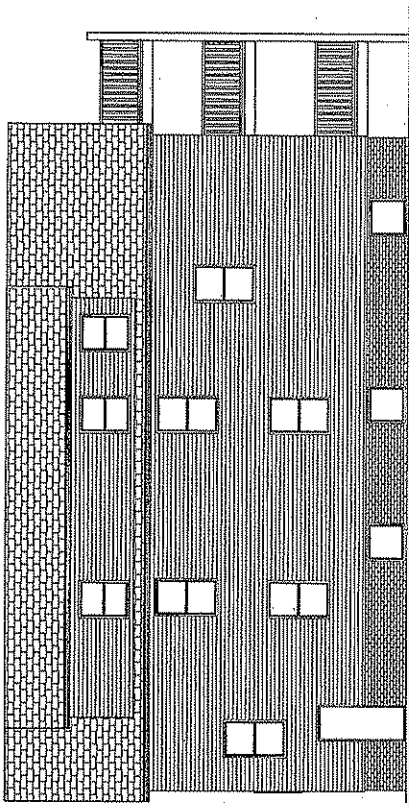


East Elevation

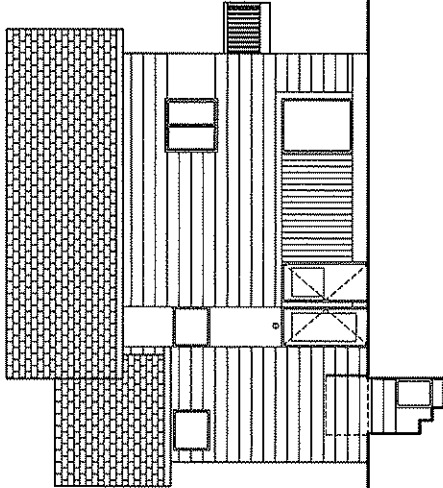
430 W. DAYTON

DATE: FEB 19, 2010
SCALE: 1/16" = 1'-0"

430 W. Dayton



430 1/2 W. Dayton



West Elevation with existing apartment