



Location
430 West Dayton Street

Applicant
Brandon Cook

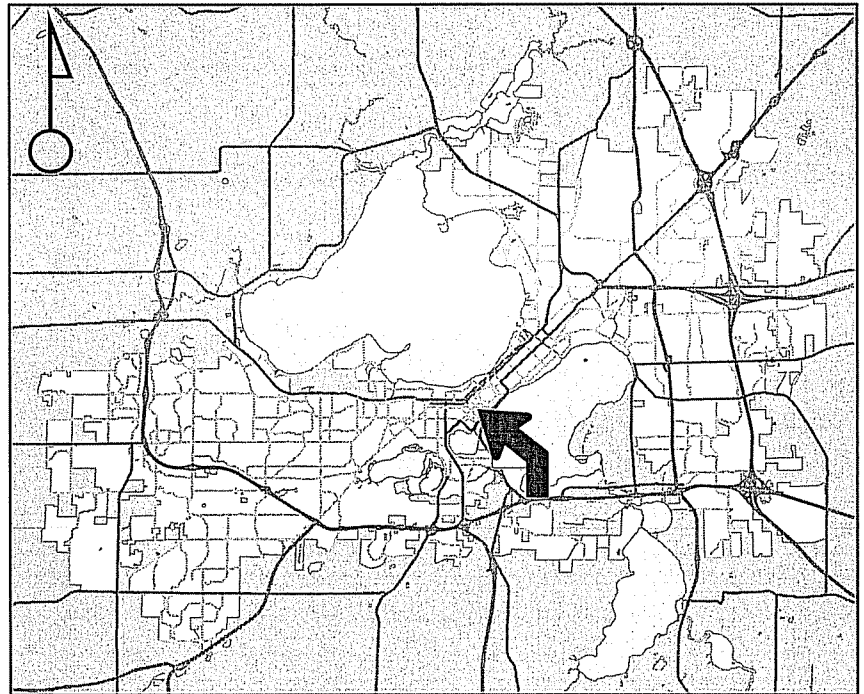
From: R6 To: PUD(GDP-SIP)

Existing Use
Multi-Family Residential Building

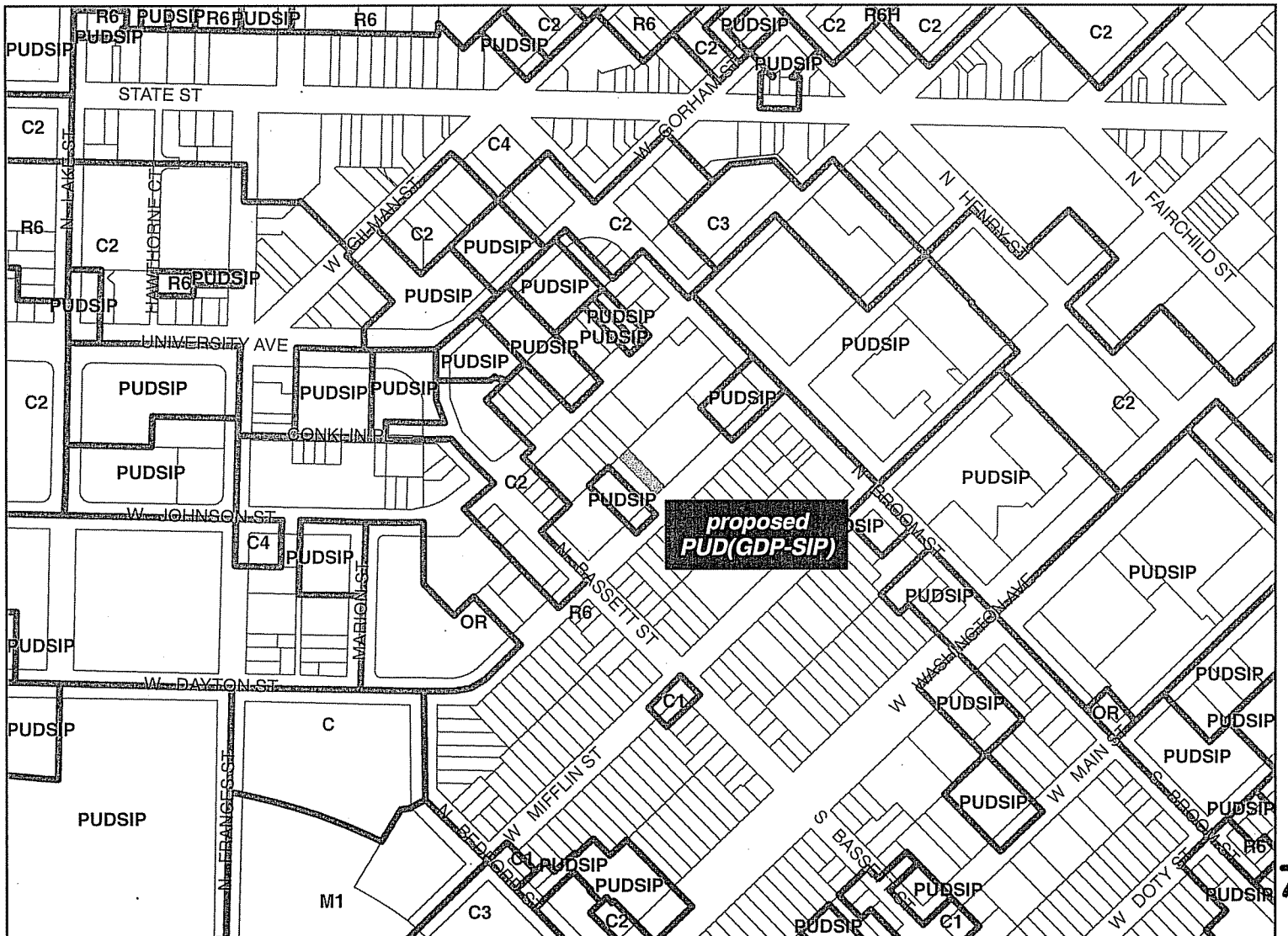
Proposed Use
Add Additional Unit in Multi-Family Residential Building

Public Hearing Date
Plan Commission
17 December 2007

Common Council
08 January 2008



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 December 2007





LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning applications should be filed directly with the Zoning Administrator.

OFFICE USE ONLY:	
Amt. Paid <u>\$ 1250⁰⁰</u>	Receipt No. <u>84035</u>
Date Received <u>8-1-07</u>	
Received By <u>[Signature]</u>	
Parcel No. <u>6709-231-1424-6</u>	
Aldermanic District <u>4, Michael Verveer</u>	
GQ <u>OK!</u>	
Zoning District <u>RG</u>	
For Complete Submittal	
Application <u>✓</u>	Letter of Intent <u>✓</u>
IDUP <u>N/A</u>	Legal Descript. <u>✓</u>
Plan Sets <u>✓</u>	Zoning Text <u>✓</u>
Alder Notification <u>✓</u>	Waiver <u> </u>
Ngrbrhd. Assn Not. <u>✓</u>	Waiver <u> </u>
Date Sign Issued <u>8-1-07</u>	

1. Project Address: 430 W. Dayton St. Project Area in Acres: _____

Project Title (if any): _____

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/ PCD-SIP	
<input checked="" type="checkbox"/> Rezoning from <u>R-6</u> to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Brandon Cook Company: [Signature]

Street Address: 924 Aldora la City/State: WI Zip: 53597

Telephone: (608) 279-7962 Fax: () Email: Brandon@JohnFontain

Project Contact Person: Brandon Cook Company: _____

Street Address: Same City/State: _____ Zip: _____

Telephone: () Fax: () Email: _____

Property Owner (if not applicant): _____

Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: to add an owner occupied unit in the basement and remove old home and add addition (Residential use only)

Development Schedule: Commencement _____ Completion _____

5. Required Submittals:

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- Filing Fee:** \$ 1250 - See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*


IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing buildings, **photos** of the interior and exterior of the structure(s) to be demolished shall be submitted with your application. Be advised that a **Reuse and Recycling Plan** approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A **Zoning Text** must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

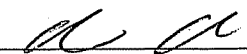
6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:
→ The site is located within the limits of the: _____ Plan, which recommends: _____ for this property.

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:
→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
Michael Verveer June 15, 2007 Mike Vanover DCS 8-7-07 
NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.
Planner Tim Parks Date 7-30-07 | Zoning Staff MATT TUCKER Date 7-30-07

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name Brandon Cook Date 8/1/07
Signature  Relation to Property Owner _____

x Authorizing Signature of Property Owner _____ Date _____

November 26, 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:

Brandon Cook
924 Aldora La
Waunakee WI 53597

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 an 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 another carriage house will be built in its place. This will provide 4 garage parking stalls and the proposed unit above. 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 carriage house, 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. The current single family home is in very poor

condition and needs to be replaced. 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,

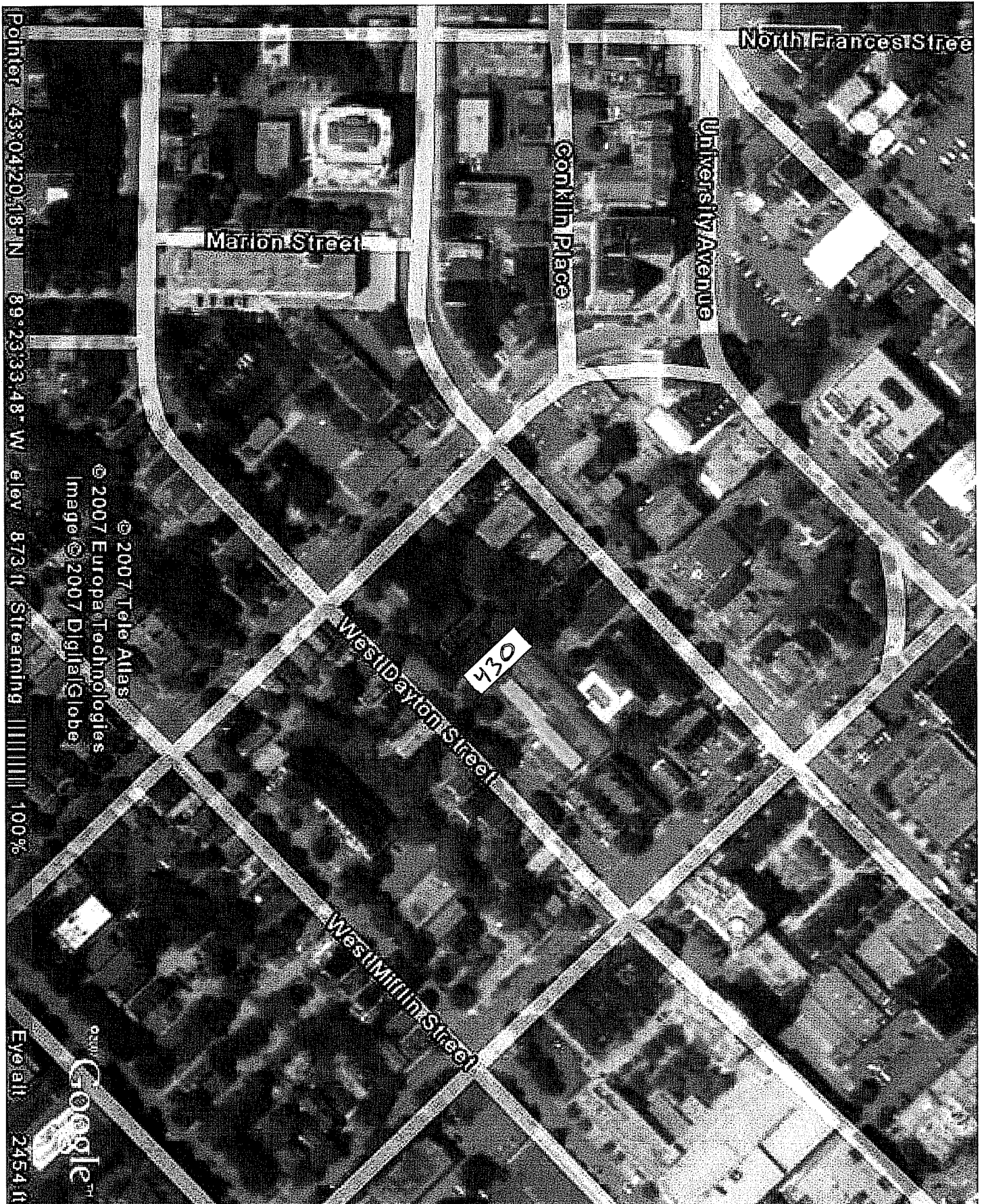
A handwritten signature in black ink, appearing to read 'Brandon Cook', written in a cursive style.

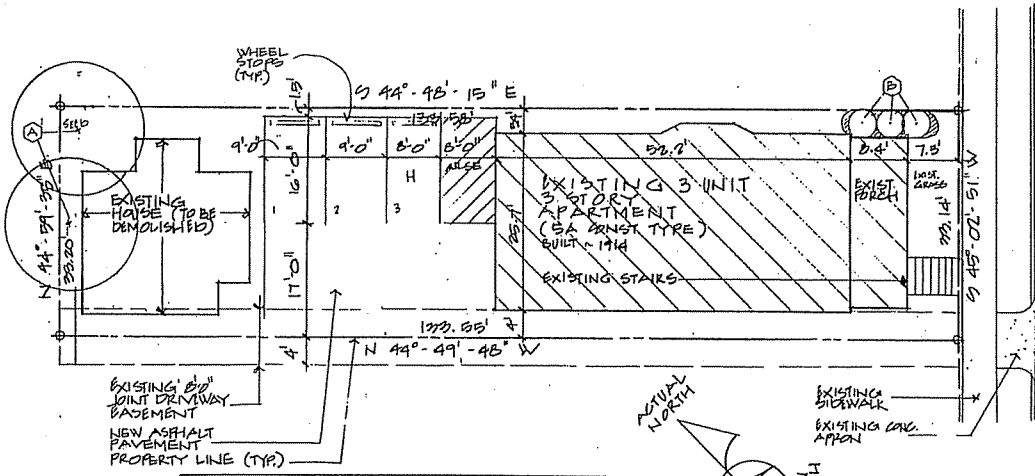
Brandon Cook
Owner

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.
- 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.





PROJECT SITE PLAN
SCALE: 1" = 10'-0"

LANDSCAPE PLANTING				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
A	GINKGO BILOBA	GINKGO	3" φ	
B	TAXUS MEDIA	JAPANESE YEW	5 GAL.	IN BARK MULCH
C				
D				

Parking Lot Plan Site Information Block	
Site Address	400 WEST DAYTON STREET
Site coverage (total)	
Number of building stories (above grade)	3
Building height	
OTHER type of construction (new structures or additions)	BA
Total square footage of building	
Use of property	RESIDENTIAL APARTMENT
Gross square feet of office	NA
Gross square feet of retail area	NA
Number of employees in warehouse	NA
Number of employees in production area	NA
Capacity of restaurant/place of assembly	NA
Number of bicycle stalls shown	
Number of parking stalls:	shown
Small car	2
Large car	-
Accessible	1
Total	3
Number of buses shown	1

WEST DAYTON STREET

Rodney W. Heit, AIA
Registered Architect
8114 Paulson Road
Verona, Wisconsin 53593
608-848-8881
608-848-8882 (FAX)

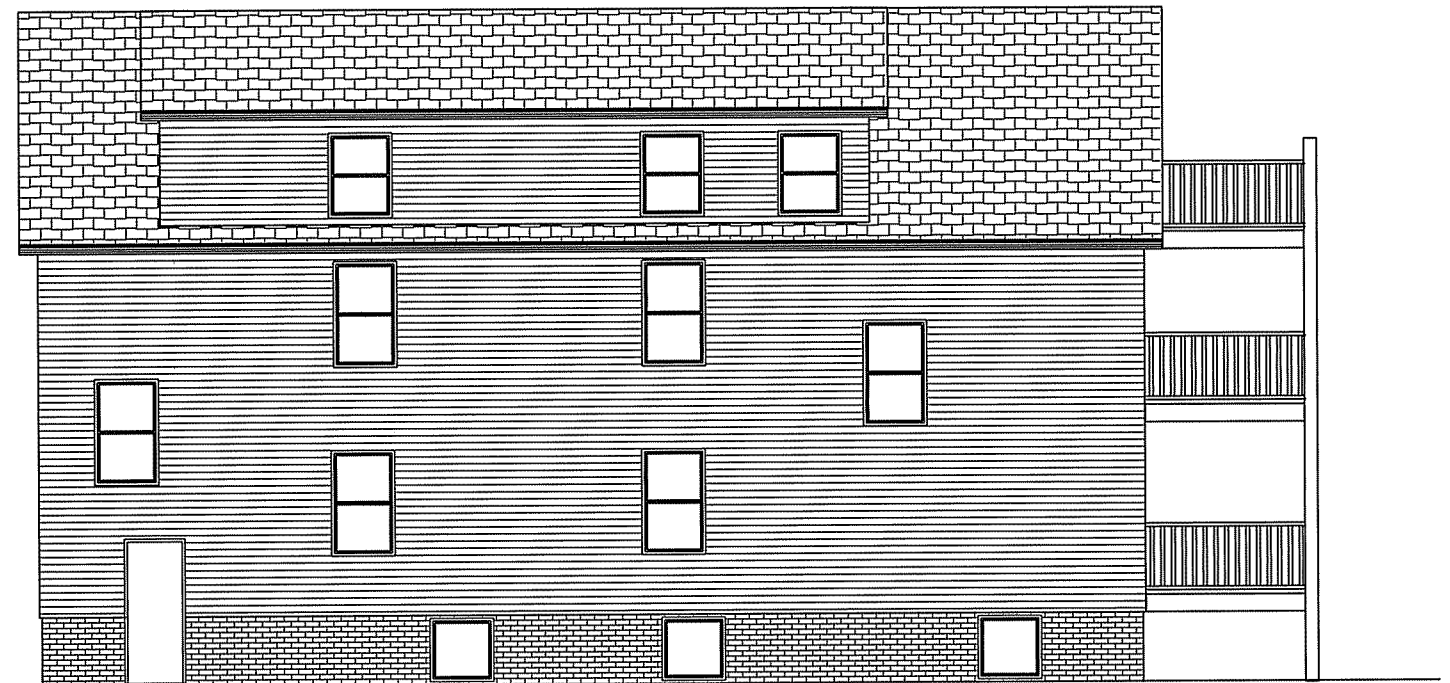
OWNER:
MR. BRANDON COOK
404 ALDORA LAKE
WAINJAREE, WISCONSIN
53591

PROJECT:
INTERIOR ALTERATION & PARKING PLAN
400 WEST DAYTON STREET
MADISON, WISCONSIN

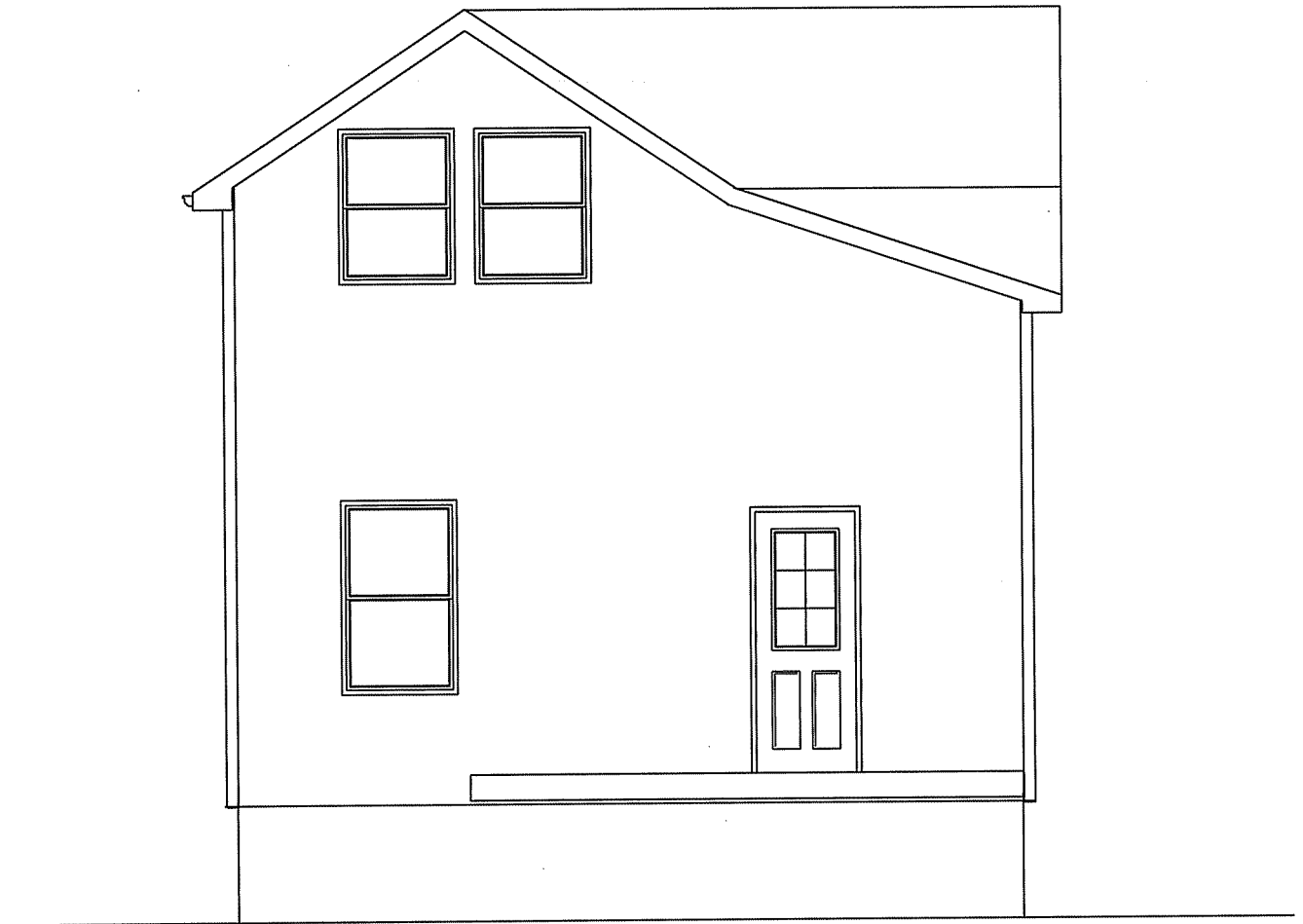
B-1-2007
11-08-2007
11-27-2007
1



7. Front View of 4 unit building.



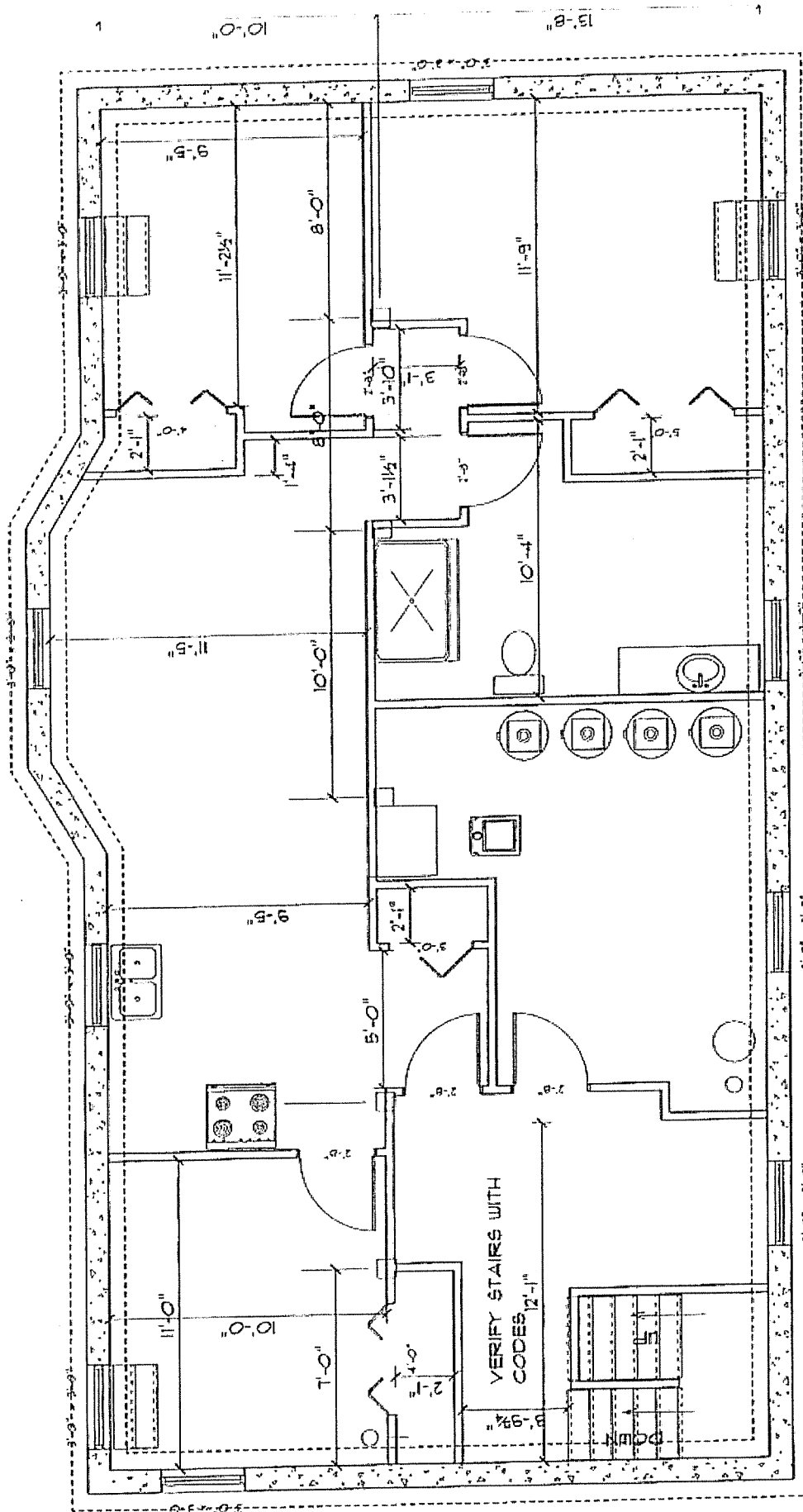
8. Side View of 4 unit building.



9. Front View of Rear House

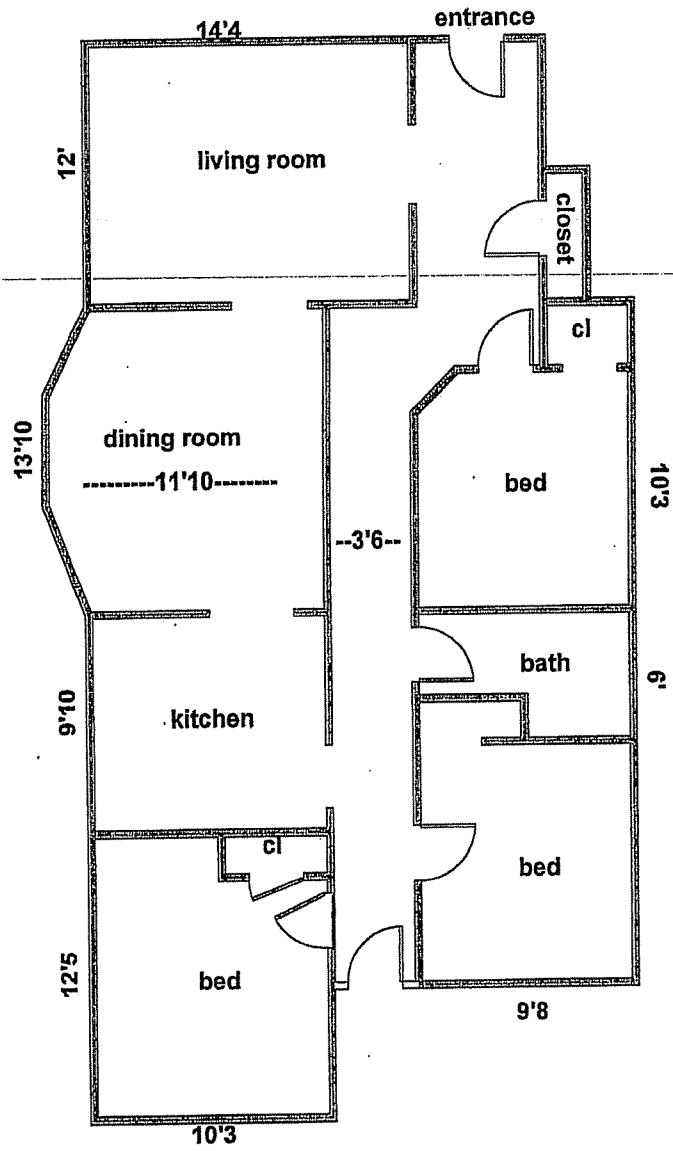


10. Side View of Rear House

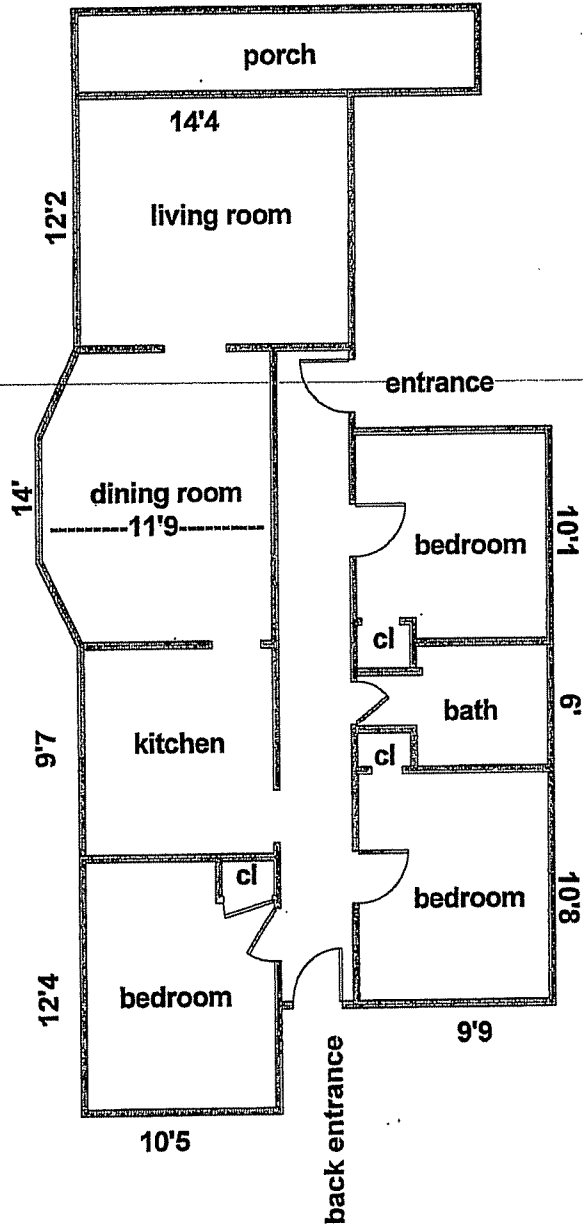


11. Basement Floor Plan of 4 Unit Building

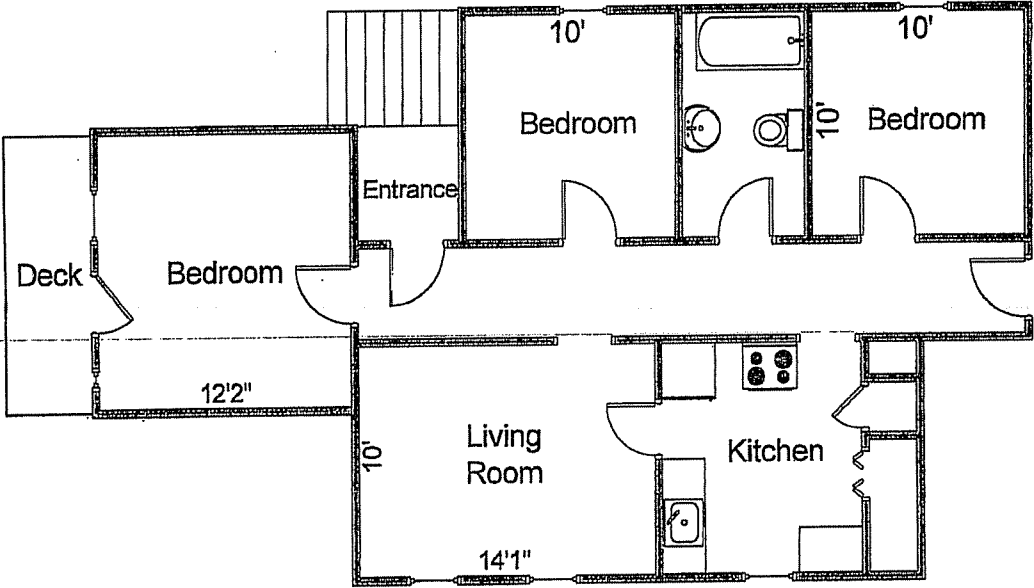
430 W. Dayton St.



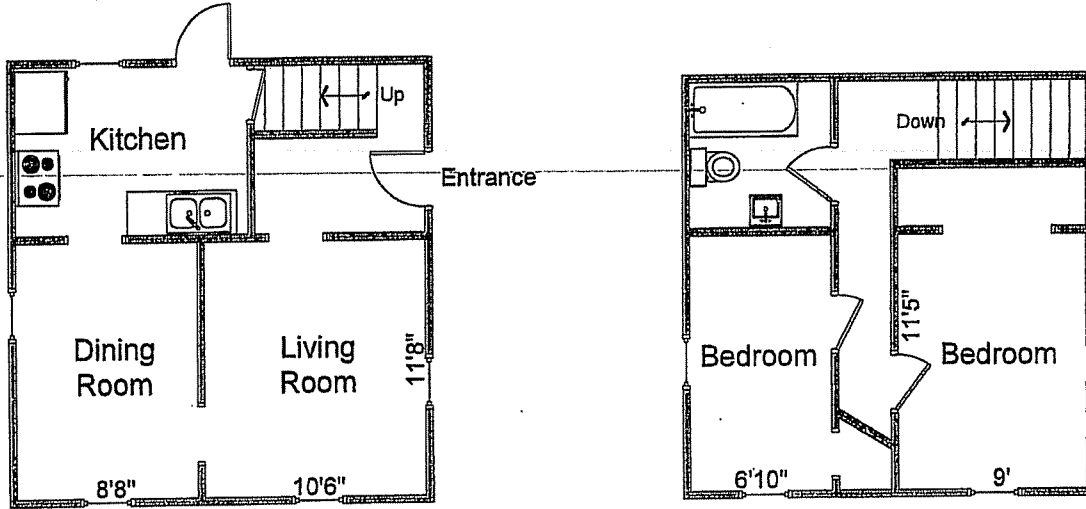
432 W. Dayton, #2

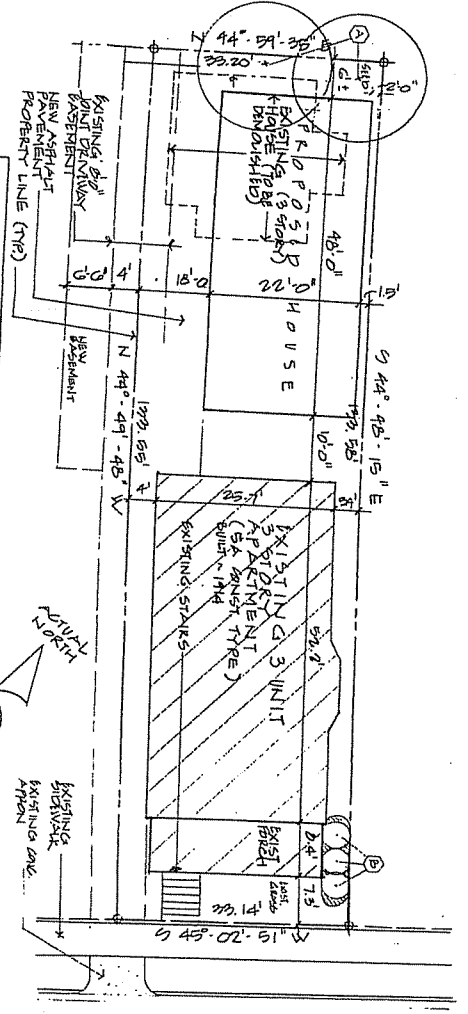


432 W
Dayton #3



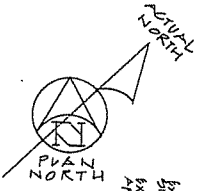
432.5 W Dayton





PROJECT SITE PLAN
SCALE: 1" = 10'-0"

LANDSCAPE PLANTING			
SYMBOL	SCIENTIFIC NAME	COMMON NAME	REMARKS
A	GINKGO BILوبا	GINKGO	3' φ
B	TAXUS x MEDIA	JAPANESE YEW	5' DIA.
C			N BARK MULCH
D			



WEST DAYTON STREET

Parking lot from Site Information Block

Site Address: **400 WEST DAYTON STREET**

Site acreage (total): 0

Number of building units below ground: 0

Building height: 5A

Building type of construction: Structure or addition

Final square footage of building: 5A

Use of property: RETAIL APARTMENT

Owner request: NA

Owner request: NA

Number of employees in warehouse: NA

Number of employees in office: NA

Capacity of warehouse/office of assembly: NA

Number of people used shown: NA

Number of parking stalls:

Small car	0
Large car	7
Motorcycle	1
Total	8

Number of stalls shown: 8

PROJECT:
INTERIOR ALTERATION & PARKING PLAN
400 WEST DAYTON STREET
MADISON, WISCONSIN

OWNER:
MR. BRANDON COOK
924 ALORA LANE
WAYNACKEE, WISCONSIN
53597

Rodney W. Helt, AIA
Registered Architect
8114 Paulson Road
Verona, Wisconsin 53593
608-848-8881
608-848-8882 (FAX)

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