

430/432 W. Dayton Street.

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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,

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.

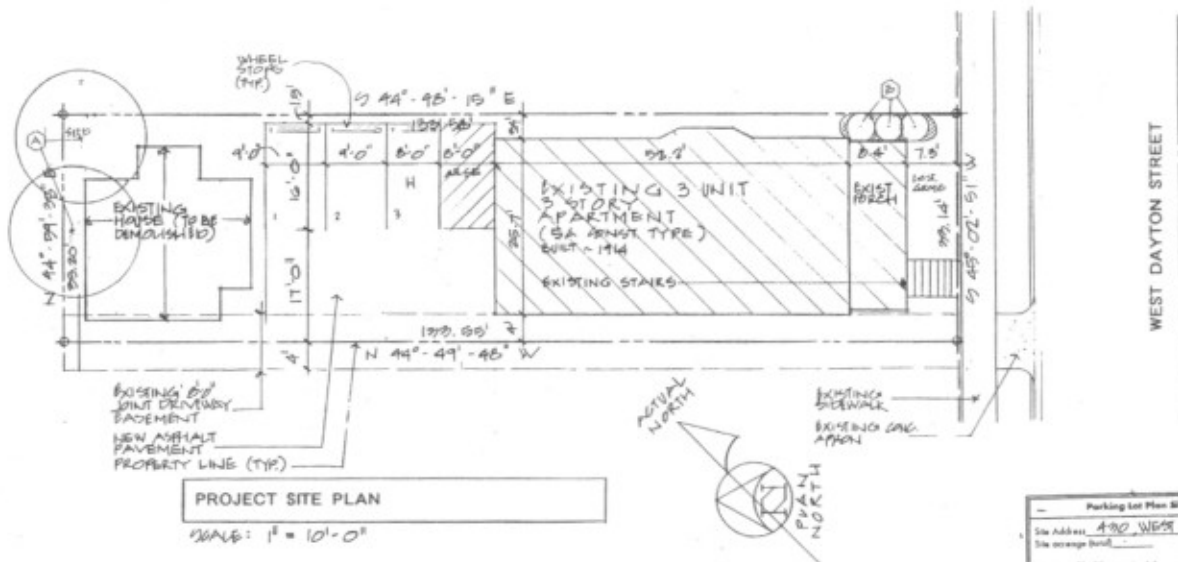
- A. **Statement of Purpose:** This zoning district is established to allow for construction of an additional apartment in the basement of the building at 430 West Dayton Street and to upgrade the quality and appearance of this property. This will bring the total to five apartment units on the property. 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 no 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.



Pointer 43°04'19.24" N 89°23'30.59" W elev 873 ft Streaming 100% Eye alt 2606 ft

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Google



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

LANDSCAPE PLANTING				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
A	GINKGO BILBOA	GINKGO	8" φ	
B	TAXUS MEDIA	JAPANESE YEW	5 GAL	IN DARK MULCH
C				
D				

Parking Lot Plan Site Information Sheet

Site Address: 490 WEST DAYTON STREET
 Site acreage (total): _____

Number of building stories (above grade): 3
 Building height: _____
 CEHS type of construction structure or additional: SA
 Total square footage of building: _____

Use of property: RESIDENTIAL APARTMENT

Green square feet of office: _____
 Green square feet of retail area: _____
 Number of employees in warehouse: _____
 Number of employees in production area: _____
 Capacity of restaurant/food or assembly: _____

Number of bicycle racks shown: _____

Number of parking stalls: _____ shown

Small car	<u>75</u>
Large car	<u>0</u>
Accessible	<u>1</u>
Total	<u>75</u>

Number of trees shown: 4

Rodney W. Heit, AIA
 Registered Architect
 8114 Fenelon Road
 Verona, Wisconsin 53593
 408.448.8882 (FAX)

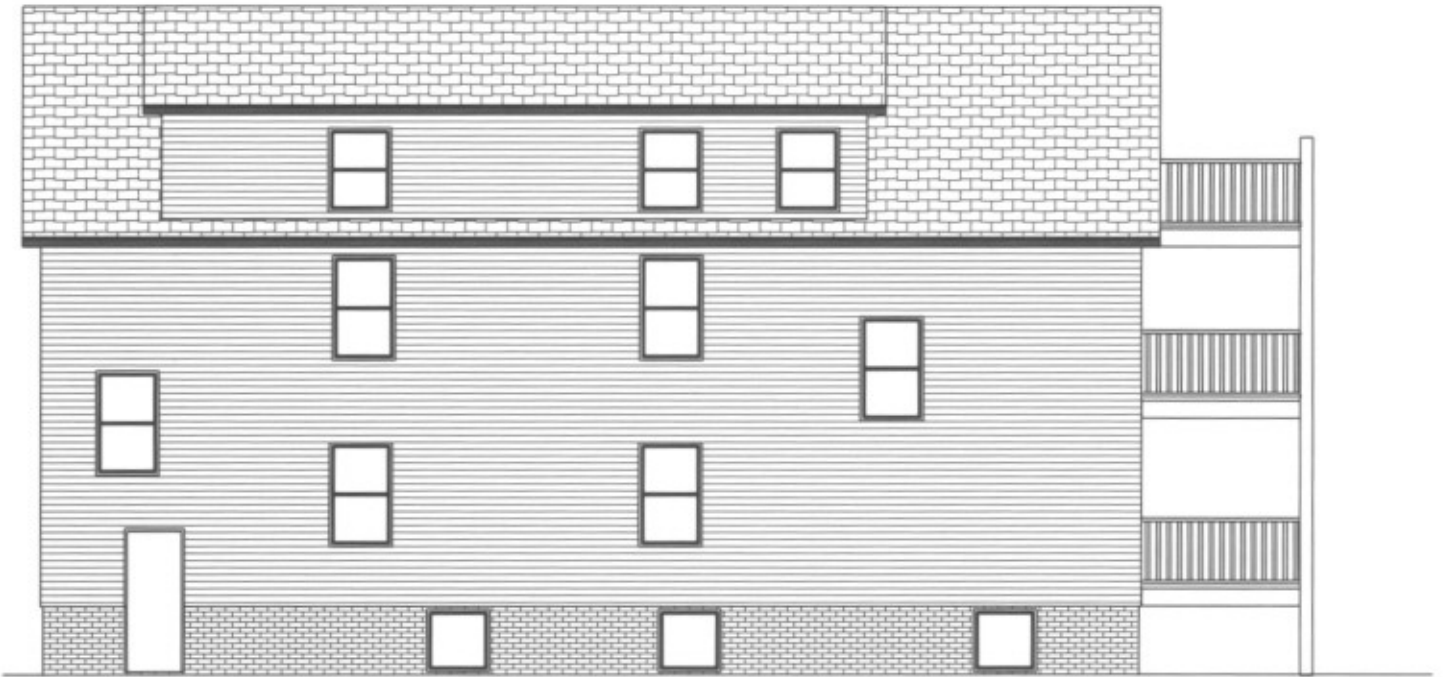
OWNER: MR. BRANDON COOK
924 ALGIDA LAKE
WAUNAKEE, WISCONSIN
53597

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

B-1-2007
11-05-2007
11-27-2007
1



7. Front View of 4 unit building.



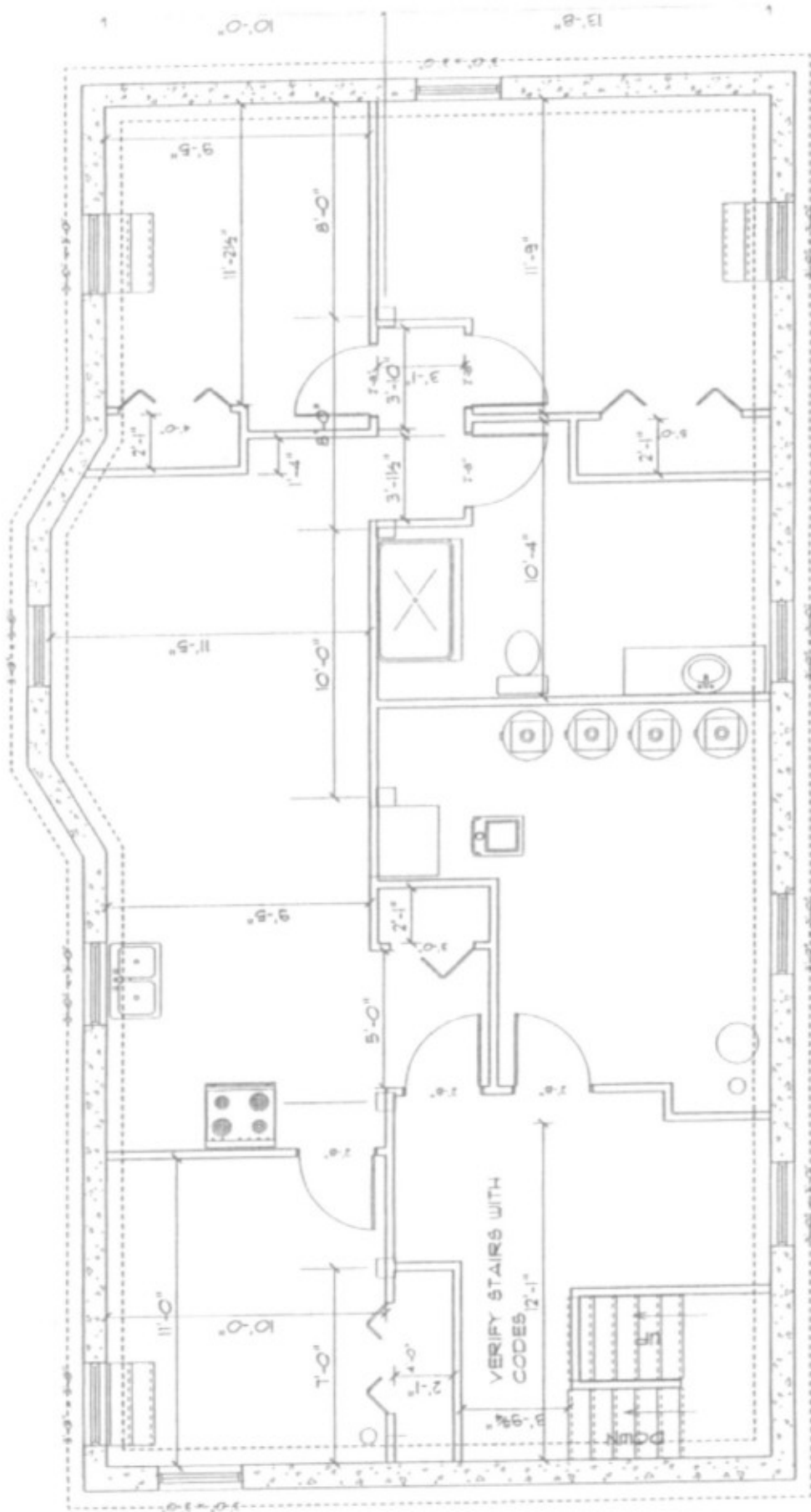
8. Side View of 4 unit building.



9. Front View of Rear House

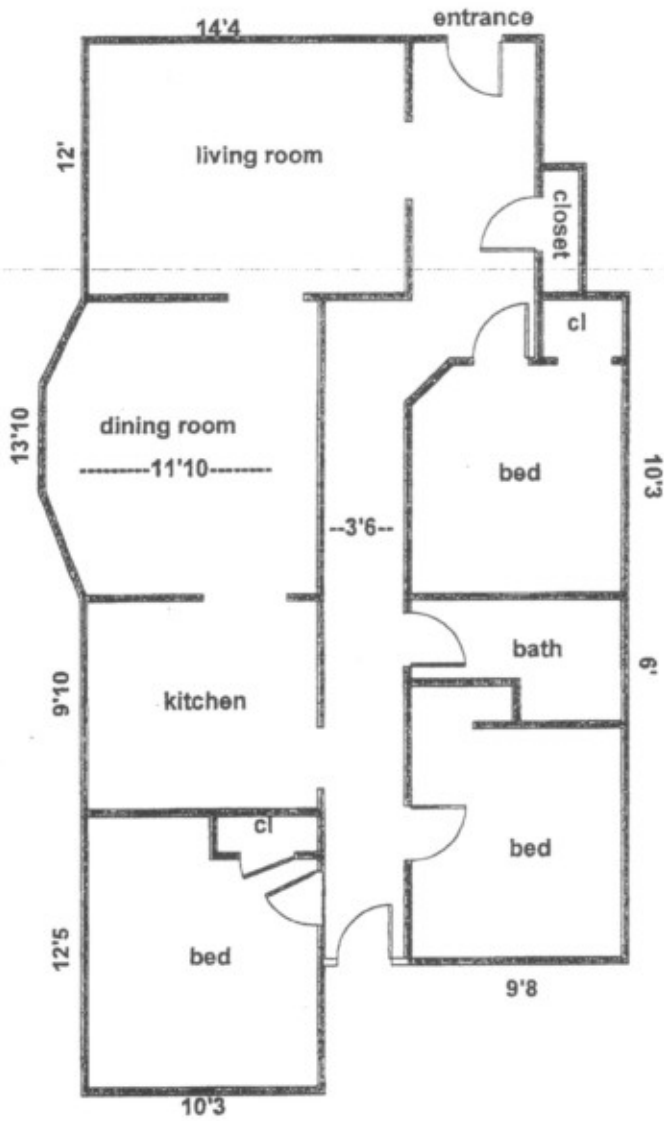


10. Side View of Rear House



11. Basement Floor Plan of 4 Unit Building

430 W. Dayton St.



432 W. Dayton, #2



432 W
Dayton #3



432.5 W Dayton

