

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # \_\_\_\_\_  
Project # \_\_\_\_\_  
Legistar # \_\_\_\_\_

DATE SUBMITTED: <u>4.27.10</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>5.19.10</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

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PROJECT ADDRESS: 431 West Dayton Street, Madison

ALDERMANIC DISTRICT: 4

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:  
431 W Dayton Street, LLC DAVID FERCH  
DANIEL J BOHL

CONTACT PERSON: DAN BOHL  
Address: 440 W Dayton Street  
MADISON WI 53703  
Phone: 608-347-8680  
Fax: 866-830-7417  
E-mail address: bohlapts@gmail.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)

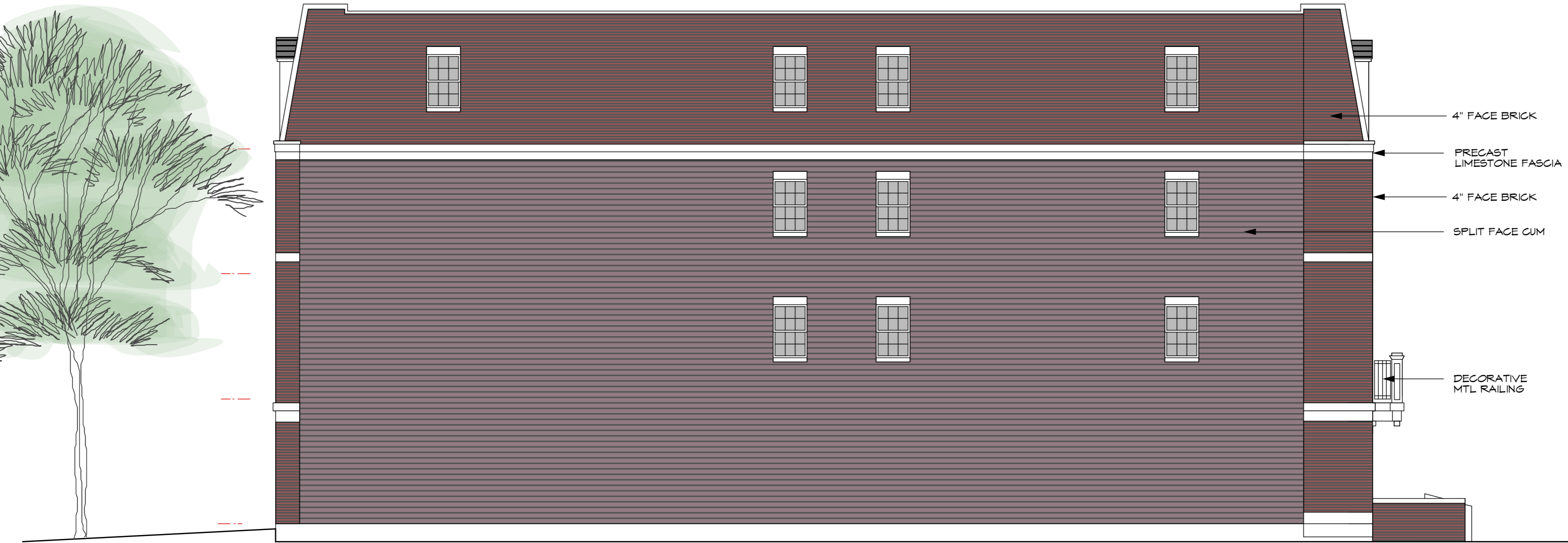
Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

**Legal Description:** S.W. ½ of Lot 5, Block 42, original plat of Madison, City of Madison, County of Dane, Wisconsin.

- A. Statement of Purpose:** This zoning is established to allow for the building of a 4-story residential apartment building. The building will consist of 4 units, 1 per floor, and shall include 23 bicycle and moped stalls as shown on the approved plans.
- B. Permitted Uses:**
1. Those that are stated as permitted uses in the R6 zoning district.
  2. Uses accessory to permitted uses as listed above.
- C. Lot Area:** 4,356 square feet or .10 acres
- D. Building Height:** The maximum building height shall be as shown on the approved plans.
- E. Yard Requirements:** Yard areas will be provided as shown on the approved plans.
- F. Landscaping:** Site landscaping will be provided as shown on the approved plans.
- G. Accessory Off-Street Parking & Loading:** Accessory Off-Street Parking & Loading will be provided as shown on the approved plans. No residential parking permits will be issued for 431 West Dayton Street. The applicant shall inform all tenants of this in their apartment leases.
- H. Lighting:** Site lighting will be provided as shown on the approved plans.
- I. Signage:** Signage will be provided as shown on the approved plans.
- J. Family Definition:** The family definition of this PUD-SIP shall allow for 6 unrelated persons to live in a dwelling unit.
- K. Alterations and Revisions:** No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan 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 Plan Commission.



REAR ELEVATION



4" FACE BRICK  
 PRECAST LIMESTONE FASCIA  
 4" FACE BRICK  
 SPLIT FACE CUM  
 DECORATIVE MTL RAILING

EAST ELEVATION

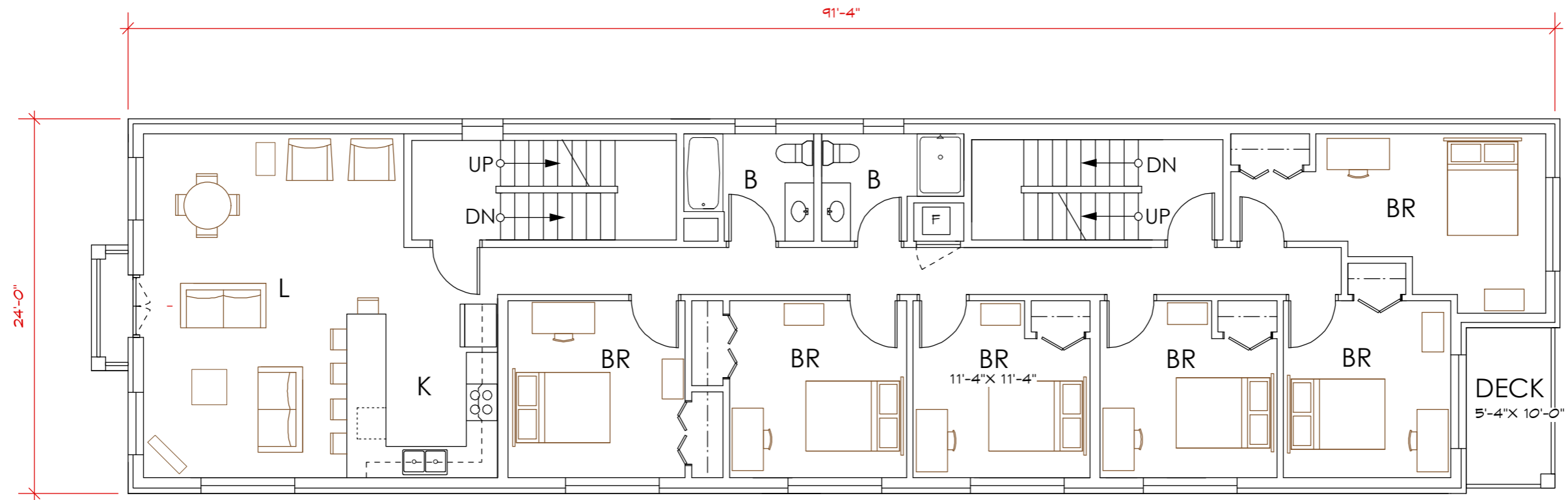




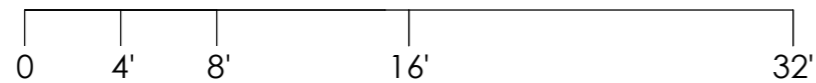
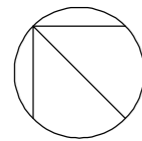
WEST ELEVATION



W. DAYTON ST. ELEVATION



(4TH FLOOR SIMILAR)  
3RD FLOOR PLAN

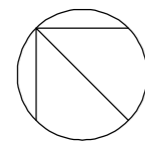
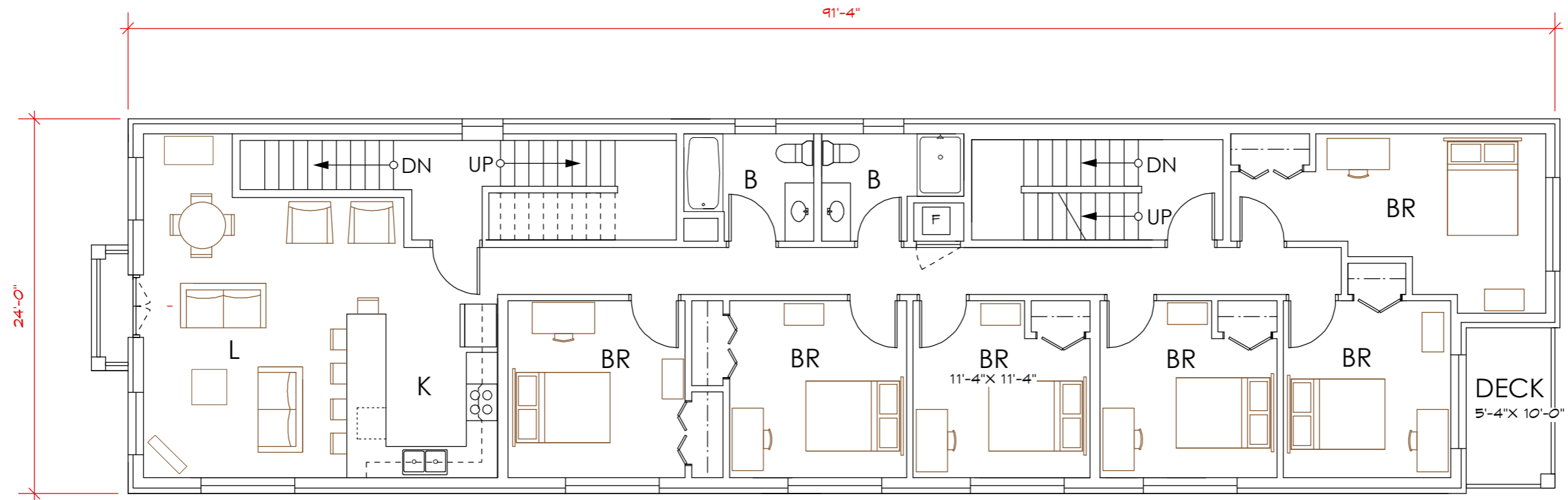


PROJECT  
**4 UNIT APARTMENT**  
431 W. Dayton Street, Madison, WI

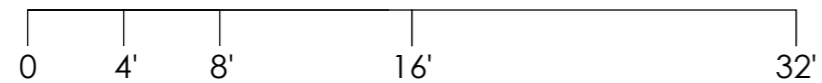
ARCHITECT  
**DAVID FERCH,**  
ARCHITECTS  
2704 Gregory Street,  
Madison, WI 53711  
608.238.6900 FAX: 608.233.9171

No.	Date	Revision

DATE  
01011 4/26/2010  
Project Number Date  
SHEET NUMBER  
**8**



## 2ND FLOOR PLAN



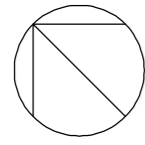
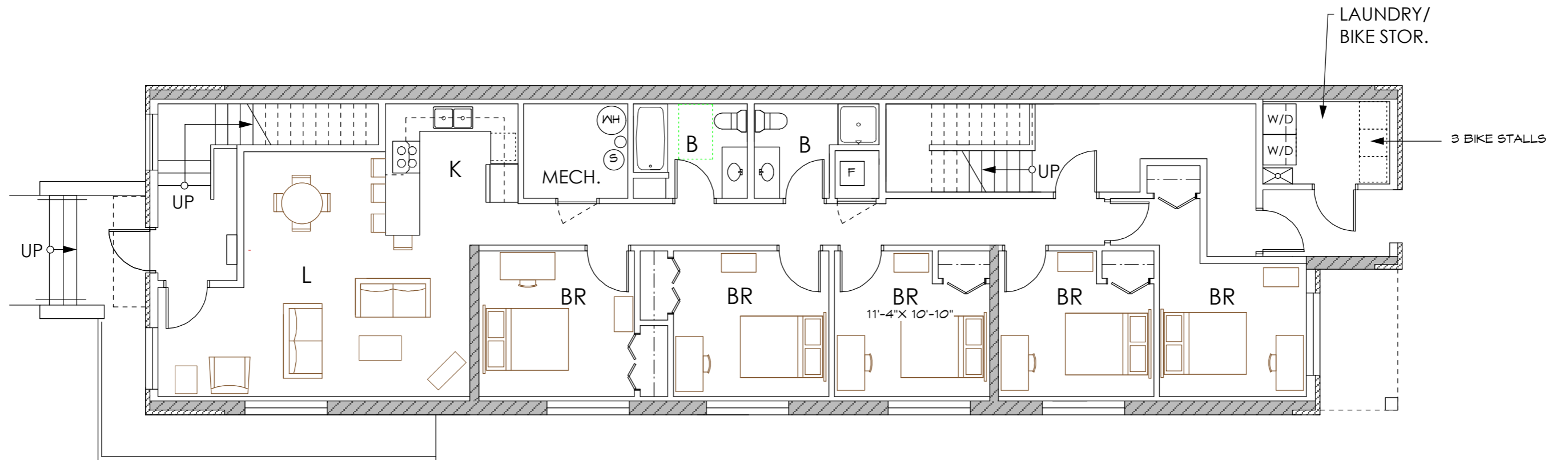
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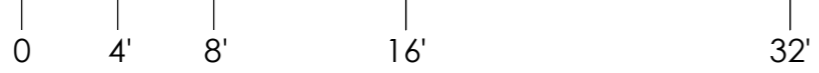
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**7**

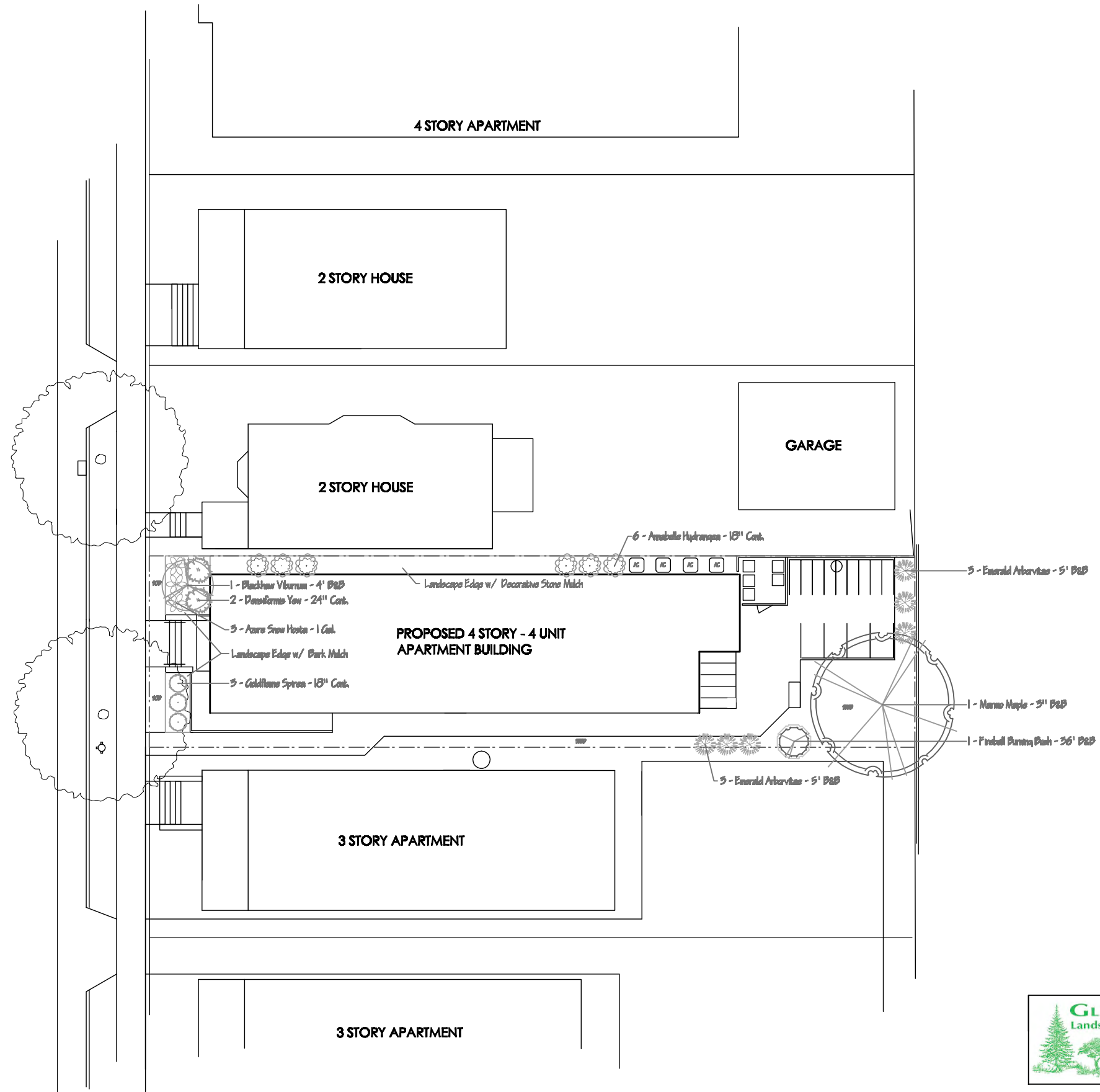




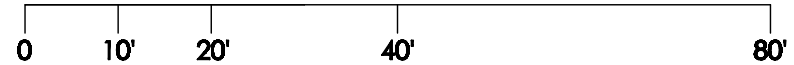
# 1ST FLOOR PLAN



WEST DAYTON STREET



LANDSCAPE PLAN



**GLACIER**  
Landscape, INC.

7595 HWY. PD VERONA, WI  
PH. 608-845-5111  
FAX 608-845-3335  
glacierlandscapeinc.com

<b>PROJECT</b>	<b>ARCHITECT</b>	<b>DATE</b>
4 UNIT APARTMENT	DAVID FERCH, ARCHITECTS	01011 4/26/2010
431 W. Dayton Street, Madison, WI	2704 Gregory Street, Madison, WI 53711 608.238.6900 FAX 608.233.9171	Project Number Date
		<b>SHEET NUMBER</b>
		5

4 STORY APARTMENT

2 STORY HOUSE

2 STORY HOUSE

GARAGE

PROPOSED 4 STORY - 4 UNIT APARTMENT BUILDING  
1ST FLOOR ELEV: 101.50'

3 STORY APARTMENT

3 STORY APARTMENT

STORM SEWER MH  
RIM ELEV=100.89'

WEST DAYTON STREET

STORM SEWER INLET  
FLOWLINE ELEV=99.39'

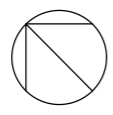
UNDERGROUND  
TANK LID  
ELEV=100.68'

NEW STORM SEWER  
CATCH BASIN. RIM EL.  
99.50'

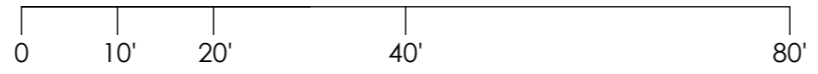
- NEW GAS LATERAL
- NEW 8" STORM LATERAL  
CONNECT TO STORM  
SEWER
- NEW 4" WATER  
LATERAL
- NEW 4" SANITARY  
SEWER LATERAL
- PLUG AND ABANDON  
EXISTING WATER LATERAL
- PLUG AND REMOVE  
EXISTING GAS LINE
- PLUG AND ABANDON  
EXISTING SANITARY  
SEWER LATERAL

### SITE PLAN LEGEND:

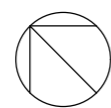
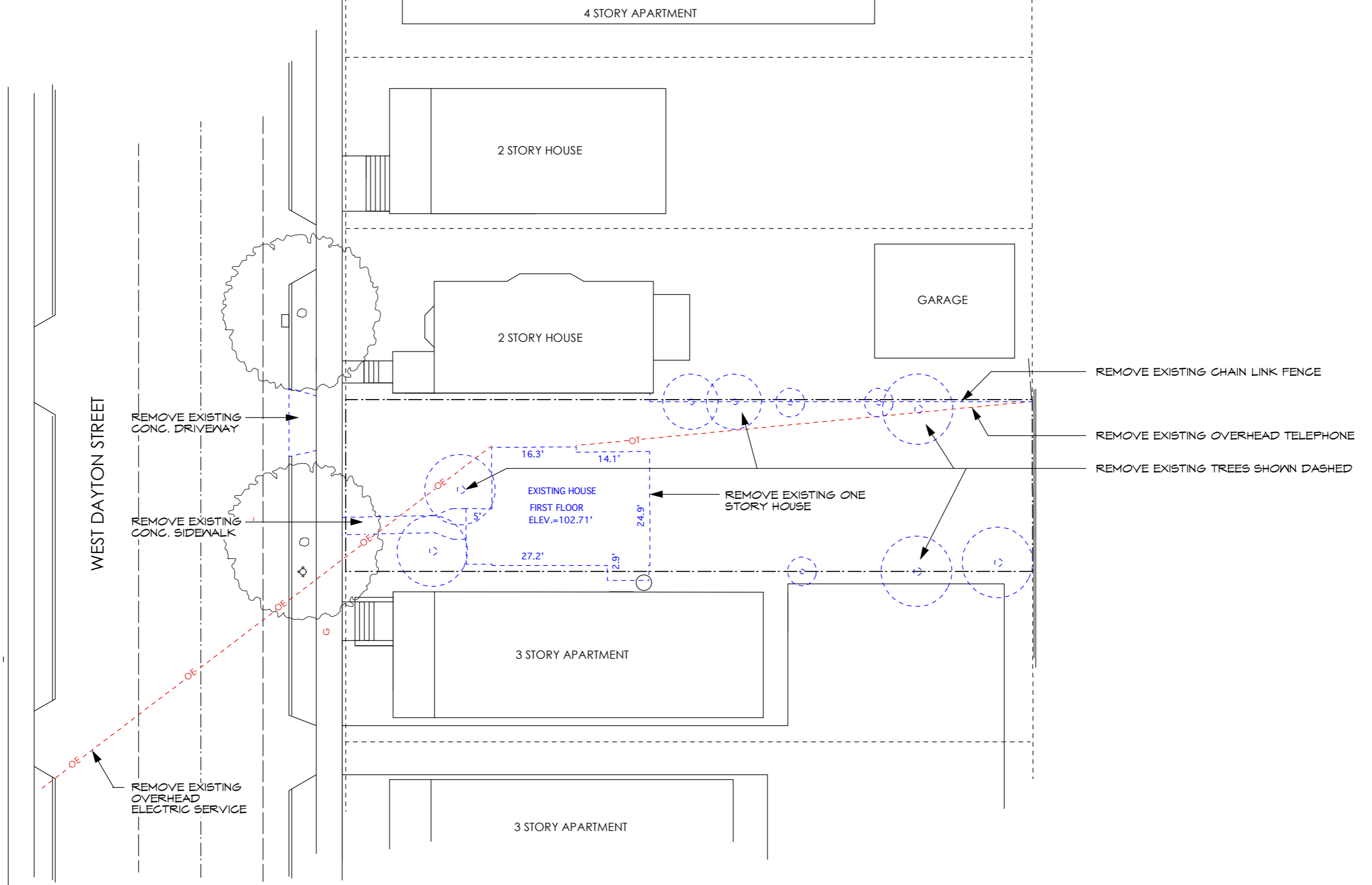
- 100.00 EXISTING SPOT ELEVATIONS
- 100.00+ NEW SPOT ELEVATIONS
- SL STREET LIGHT POLE
- CB STORM SEWER INLET
- FE FIRE HYDRANT
- MH MAN HOLE
- CURB INLET
- ← SURFACE DRAINAGE
- G- GAS LINE
- OT- OVERHEAD TELEPHONE
- W- WATER LINE
- SS- SANITARY SEWER
- OE- OVERHEAD ELEC
- ST- STORM SEWER
- PP POWER POLE



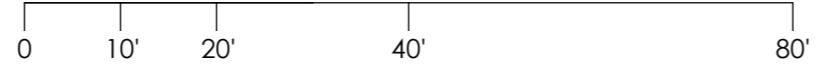
## GRADING & UTILITY PLAN







### SITE DEMOLITION PLAN







**SITE MAP**

**SITE STATISTICS**

SITE ACREAGE: 4,385 sq. ft. (0.1 acres)

BUILDING AREA:  
 BUILDING FOOTPRINT: 2,087 sq. ft. 47.6%  
 PAVEMENT: 1,323 sq. ft. 30.2%  
 PERVIOUS AREA: 975 sq. ft. 2.2%

USEABLE OPEN SPACE PROVIDED:  
 REAR YARD SPACE: 459 sq. ft.  
 BALCONY SPACE: 118 sq. ft.

PARKING PROVIDED: NONE

PARKING REQUIRED: NONE

BICYCLE PARKING:  
 INTERIOR STALLS: 3  
 EXTERIOR STALLS: 18

MOPED PARKING:  
 EXTERIOR STALLS: 2

LEGAL DESCRIPTION:

S.W. 1/2 of Lot 5, Block 42, Original Plat of Madison, City of Madison, Dane County, Wisconsin.

**BUILDING**

NUMBER OF STORIES (ABOVE GRADE): 4  
 BUILDING HEIGHT: 46'  
 COMM. CONSTRCTION TYPE: 5A,  
 AUTOMATIC SPRINKER SYSTEM PER NFPA 13

BUILDING AREA:

1ST:	2,087 sq. ft.
2ND:	2,136 sq. ft.
3RD:	2,136 sq. ft.
4TH:	2,136 sq. ft.
TOTAL:	8,495 sq. ft.

APARTMENT UNIT COUNT

FLOOR	5BR	6BR	TOTAL
1ST	1		1
2ND		1	1
3RD		1	1
4TH		1	1
TOTAL	1	3	4

(23 TOTAL BEDROOMS)

**PUD-SIP SUBMITTAL**

**SHEET INDEX**

- 1 COVER SHEET / LOCATION MAP
- 2 DEMOLITION PLAN
- 3 SITE PLAN
- 4 GRADING & UTILITY PLAN
- 5 LANDSCAPE PLAN (L-1.0)
- 6 1ST FLOOR PLAN
- 7 2ND FLOOR PLAN
- 8 3RD & 4TH FLOOR PLAN
- 9 W. DAYTON STREET ELEVATION
- 10 WEST ELEVATION
- 11 EAST ELEVATION
- 12 SOUTH ELEVATION
- 13 PHOTO OF EXISTING BUILDING





PROJECT  
**4 UNIT APARTMENT**  
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