

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

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>11/25/2009</u>	Action Requested
UDC MEETING DATE: <u>12/2/2009</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 430 West Dayton Street

ALDERMANIC DISTRICT: Michael Verveer

OWNER/DEVELOPER (Partners and/or Principals) <u>Brandon Cook</u>	ARCHITECT/DESIGNER/OR AGENT: <u>Aro Eberle Architects</u>
<u>P.O. Box 694</u>	<u>116 King Street Suite 202</u>
<u>Madison, Wisconsin 53711</u>	<u>Madison, WI 53703</u>

CONTACT PERSON: Josh Johnson
Address: 116 King Street
Madison, Wisconsin 53703
Phone: 204 7464
Fax: 467 1403
E-mail address: johnson@aroeberle.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.

URBAN DESIGN COMMISSION APPROVAL PROCESS

INTRODUCTION

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

The process outlined here is intended to:

- Facilitate the preparation of meeting agendas.
- Provide information on projects to UDC members in advance of the meeting at which they will consider a project.
- Provide a record of the plans approved for a given project.

TYPES OF APPROVALS

Informational Presentation. Applicants are often encouraged to make an Informational Presentation to the UDC prior to seeking any approvals in order to obtain an initial reaction and direction before undertaking detailed design. Applicants should provide details on any concept, site and building plans, and other relevant information on which the Urban Design Commission can provide feedback.

Initial Approval and/or Recommendation. Applicant may obtain initial approval and/or recommendation of a project by presenting preliminary design information/detail.

Final Approval and/or Recommendation. Applicant may obtain final approval and/or recommendation of a project by presenting final project details. Recommendations/concerns expressed in the initial approval must be addressed at this time.

PRESENTATIONS TO THE COMMISSION

When presenting projects to the Urban Design Commission, applicants should fill out a registration slip provided in the meeting room and present it to the Secretary. The applicant is encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project. Graphics should be mounted on rigid boards so that they may be easily displayed.

Primarily, the Commission is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

Presentations should generally be limited to 5-10 minutes. The Commission will withhold questions until the end of the presentation.

APPLICATION REQUIREMENTS

Submission requirements for all types of applications for Urban Design Commission approval are as outlined in the following sections A-D. In addition, Electronic Application Submittal is required by all applicants consisting of a copy of the completed application form, descriptive materials, and plans as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM to be included with their application materials, or in an e-mail sent to UDCApplcations@cityofmadison.com The transmittal shall

include the name of the project, address, and applicant. Applicants unable to provide the materials electronically should contact the Secretary of the Urban Design Commission at 267-8740 for assistance.

An application is required for each Urban Design Commission appearance. For projects also requiring Plan Commission approval, applicants must have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. Applicants are strongly encouraged to meet with UDC staff prior to preparing an application. Please call (608) 266-4635 to arrange an appointment.

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF, or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City's Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

All application fees shall be included with the application. Make check payable to City Treasurer, Madison, Wisconsin.

SECTION A

SUBMISSION REQUIREMENTS FOR:

- PUD's,* PCD's, PRD's
- New Construction or Major Exterior Remodeling in Urban Design District** (\$300 Application Fee)
- Minor Exterior Remodeling in Urban Design District (\$150 Application Fee)
- School, Public Building, or Space (Application 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

* NOTE: Applications for Planned Unit Development Districts in Downtown Design Zones are required to address the provisions of Section 28.07(6) of the Zoning Code including the "Exterior and Interior Design Criteria for Planned Unit Development Districts in Downtown Design Zones."

** Public Hearing Required

1. Informational Presentation

Applications to make an Informational Presentation of a project to the UDC should be accompanied by an electronic pdf submission **AND 14 collated sets** of all materials (11" x 17" max.), including the following **required** items:

- a. Locator Map
- b. Brief Narrative Description of the Project
- c. Any and all relevant plans and information on which feedback by the Urban Design Commission is requested.

2. Initial Approval and/or Recommendation

Applications to make an Initial Approval and/or Recommendation of a project should be accompanied by an electronic pdf submission **AND 14 collated sets** of all materials (11" x 17" max.), including the following **required** items:

- a. Locator Map
- b. Site Plan showing location of existing and proposed buildings
- c. Landscaping Plan
- d. Building Elevations
- e. Contextual site information including photographs and layout of adjacent buildings/structures
- f. PUD text and letter of intent

3. Final Approval and/or Recommendation

Applications to obtain Final Approval and/or Recommendation of a project should be accompanied by an electronic pdf submission **AND 14 collated sets** of all materials (11" x 17" max.), including the following **required** items:

- a. Locator Map
- b. Site Plan showing location of existing and proposed buildings
- c. Grading Plan
- d. Landscape Plan
- e. Building Elevations, colored with shadow lines required
- f. Proposed Signage
- g. Lighting Plan/Details/Photometrics
- h. Utility/HVAC equipment location and screening details
- i. PUD text and letter of intent

The applicant shall bring to the UDC meeting, samples of the exterior building materials and color scheme to be used on the project; in addition to providing a list of exterior building materials and colors as an attachment and/or detail to the building elevations.

SECTION B

SUBMISSION REQUIREMENTS FOR:

- **New Construction or Major Exterior Remodeling in C4 District (No application fee required – covered by Plan Commission application)**
- **Minor Exterior Remodeling in C4 District (\$150 Application Fee)**

1. Informational Presentation

Applications to make an Informational Presentation of a project to the UDC should be accompanied by an electronic pdf submission **AND 14 collated sets** of all materials (11” x 17” max.), including the following **required** items:

- a. Locator Map
- b. Brief Narrative Description of the Project
- c. Any and all relevant plans and information on which feedback by the Urban Design Commission is requested.

2. Initial Approval and/or Recommendation

Applications to make an Initial Approval and/or Recommendation of a project should be accompanied by an electronic pdf submission **AND 14 collated sets** of all materials (11” x 17” max.), including the following **required** items:

- a. Locator Map
- b. Building Elevations including adjacent buildings
- c. Photographs of existing buildings as well as adjacent buildings.

3. Final Approval and/or Recommendation

Applications to obtain Final Approval and/or Recommendation of a project should be accompanied by an electronic pdf submission **AND 14 collated sets** of all materials (11” x 17” max.), including the following **required** items:

- a. Locator Map
- b. Building Elevations including adjacent buildings
- c. Photographs of existing buildings as well as adjacent buildings.
- d. Proposed Signage

The applicant shall bring to the UDC meeting, samples of the exterior building materials and color scheme to be used on the project; in addition to providing a list of exterior building materials and colors as an attachment and/or detail to the building elevations.

SECTION C

SUBMISSION REQUIREMENTS FOR:

- **RPSM Parking Variance (\$300 Application Fee)**

1. Informational Presentation

Applications to make an Informational Presentation of a project to the UDC should be accompanied by an electronic pdf submission **AND 14 collated sets** of all materials (11" x 17" max.), including the following **required** items:

- a. Locator Map
- b. Brief Summary of the Parking Variance Request
- c. Any and all relevant plans and information on which feedback by the Urban Design Commission is requested.

2. Initial Approval and/or Recommendation

Applications to make an Initial Approval and/or Recommendation of a project should be accompanied by an electronic pdf submission **AND 14 collated sets** of all materials (11" x 17" max.), including the following **required** items:

- a. Locator Map
- b. Summary of the Parking Variance Request
- c. Site Plan
- d. Landscape Plan

3. Final Approval and/or Recommendation

Applications to obtain Final Approval and/or Recommendation of a project should be accompanied by an electronic pdf submission **AND 14 collated sets** of all materials (11" x 17" max.), including the following **required** items:

- a. Locator Map
- b. Summary of the Parking Variance Request
- c. Site Plan
- d. Landscape Plan
- e. Parking Lot Lighting Plan/Details/Photometrics

SECTION D

SUBMISSION REQUIREMENTS FOR:

- **Comprehensive Design Review (\$200 Application Fee)**
- **Street Graphics Variance (\$200 Application Fee)**

NOTE: Public Hearing Required

1. Informational Presentation

Applications to make an Informational Presentation of a project to the UDC should be accompanied by an electronic pdf submission **AND 14 collated sets** of all materials (11" x 17" max.), including the following **required** items:

- a. Locator Map
- b. Brief Narrative Description of the Project
- c. Any and all relevant plans and information on which feedback by the Urban Design Commission is requested.

2. Initial Approval and/or Recommendation

Applications to make an Initial Approval and/or Recommendation of a project should be accompanied by an electronic pdf submission **AND 14 collated sets** of all materials (11" x 17" max.), including the following **required** items:

- a. Locator Map
- b. A written explanation of the variance requested comparing the Sign Code allowance to the proposed signage.
- c. Site Plan (show location of all existing and proposed buildings, and all existing and proposed street graphics, specifying which existing graphics, if any, are to be removed)
- d. Scale drawing of each proposed graphic, including awning graphics
- e. Photographs of site

3. Final Approval and/or Recommendation

Applications to obtain Final Approval and/or Recommendation of a project should be accompanied by an electronic pdf submission **AND 14 collated sets** of all materials (11" x 17" max.), including the following **required** items:

- a. Locator Map
- b. A written explanation of the variance requested comparing the Sign Code allowance to the proposed signage.
- c. Site Plan (show location of all existing and proposed buildings, and all existing and proposed street graphics, specifying which existing graphics, if any, are to be removed)
- d. Scale drawing of each proposed graphic, including awning graphics
- e. Description and/or samples of materials and colors for each proposed sign
- f. Photographs of site
- g. If any graphics similar to proposed graphics are in use elsewhere, photographs of the similar graphics

STREET GRAPHICS VARIANCE AND/OR COMPREHENSIVE DESIGN REVIEW

Section 31.04 of the Madison General Ordinance provides for the City's Urban Design Commission, after a public hearing to:

- Approve a street graphic up to twenty-five percent (25%) larger or higher than the maximum square footage or height otherwise allowed or reduce the yard or setback required if a variance:
 - Is necessary for a street graphic located on the site of an establishment to be identifiable and legible from the nearest roadway at prevailing speeds; and
 - Will result in a street graphic more in scale with the building and site and in a superior overall design.
- Permit street graphics which will front on roads which according to the official map or capital improvement program indicate a change in size of that road or a change of zoning in the future as if the change were currently in effect;
- Permit the use of an above-roof graphic on a given zoning lot in a commercial district provided that the graphics on adjacent properties reduce the effectiveness of other types of conforming street graphics or were topographic relationships between structures and right-of-ways would deem their use appropriate;
- Permit the use of an above-roof graphic when the architecture of the building does not provide a reasonable signable area;
- Permit the use of wall graphics on building facades not adjacent to off-street parking areas where, due to variation of building setbacks, a signable area exists, provided the area of the graphic shall not exceed the area of the wall graphic permitted on the front of the building;
- Approve a comprehensive design plan for either an existing or new building should the integration of street graphics into an overall building design be prohibited solely by the restrictions of this ordinance, with the objective of the comprehensive design review being recognition of exceptional effort to create visual harmony between street graphics, the building and the building site; and
- Permit an above-canopy graphic that crosses architectural detail to be erected closer than five (5) feet to the nearest face of a building.

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 allow for demolition of a single family apartment home and to build a new two unit apartment building in its place. This will bring the total to six apartments.
- B. **Permitted Uses:** Residential uses as permitted in the R6 general Residence District, as shown on the approved plans.
- 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 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.

11/24/2009
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 & Josh Johnson
Aro Eberle Architects
116 King Street Suite 202
Madison WI 53703
Ph (608)204-7464

Landscape Project Consultant:

Background – Existing Use:

The existing use for the property at 430/432 W Dayton St is for student housing. This is under the Multi Family Housing. 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 single family will be demolished and recycled and a new two unit apartment will be built in its place. There will also be designated trash and recycle. Bicycle parking will also be relocated and increased to compensate for the increase in apartments. This property will also be relandscaped.

Project Schedule:

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

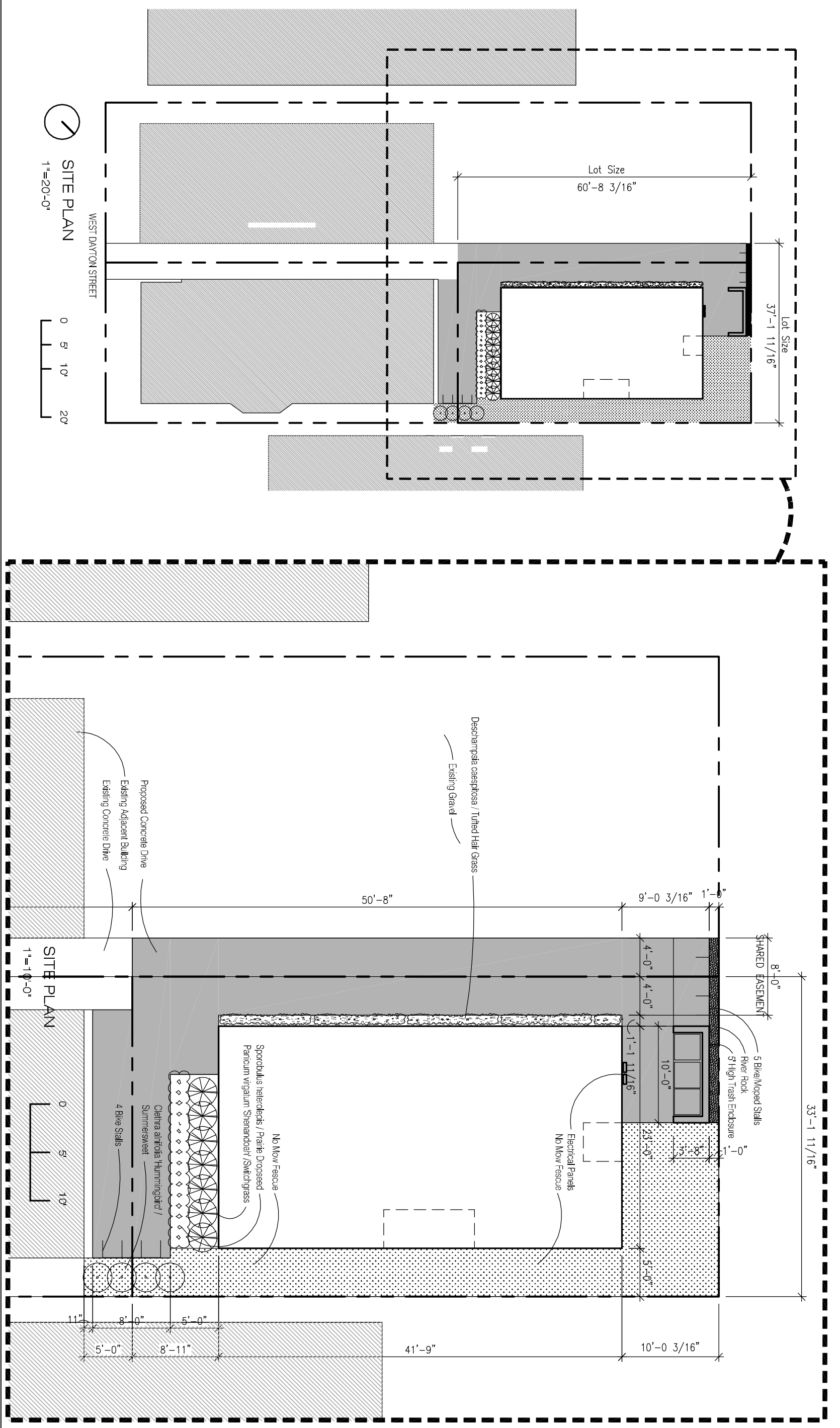
Social and Economic Impacts:

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.

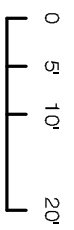
The goal is to make this a well managed property where problems do not occur. The types of finishes that will be used will make these properties nice for years to come.

Sincerely,

Brandon Cook
Owner



SITE PLAN
1"=20'-0"



WEST DAYTON STREET

ARO EBERLE ARCHITECTS

Brandon Cook
430 West Dayton

Site Plan

Date 11/25/2009

SITE PLAN
1"=10'-0"



33'-1 11/16"

Lot Size
37'-1 11/16"

Lot Size
60'-8 3/16"

8'-0"
SHARED EASEMENT

5 Bike/Moped Stalls

River Rock

5' High Trash Enclosure

Electrical Panels

No Mow Fescue

No Mow Fescue

Sporobolus heterolepis / Prairie Dropseed

Paricum virgatum / Shendanair / Switchgrass

Clethra alnifolia / Hummingbird / Summersweet

4 Bike Stalls

Proposed Concrete Drive

Existing Adjacent Building

Existing Concrete Drive

Deschampsia caespitosa / Tufted Hair Grass

Existing Gravel

50'-8"

9'-0 3/16"

1'-0"

4'-0"

4'-0"

4'-0"

10'-0"

1'-1 11/16"

23'-0"

5'-0"

10'-0 3/16"

41'-9"

11"

5'-0"

8'-0"

5'-0"

8'-11"

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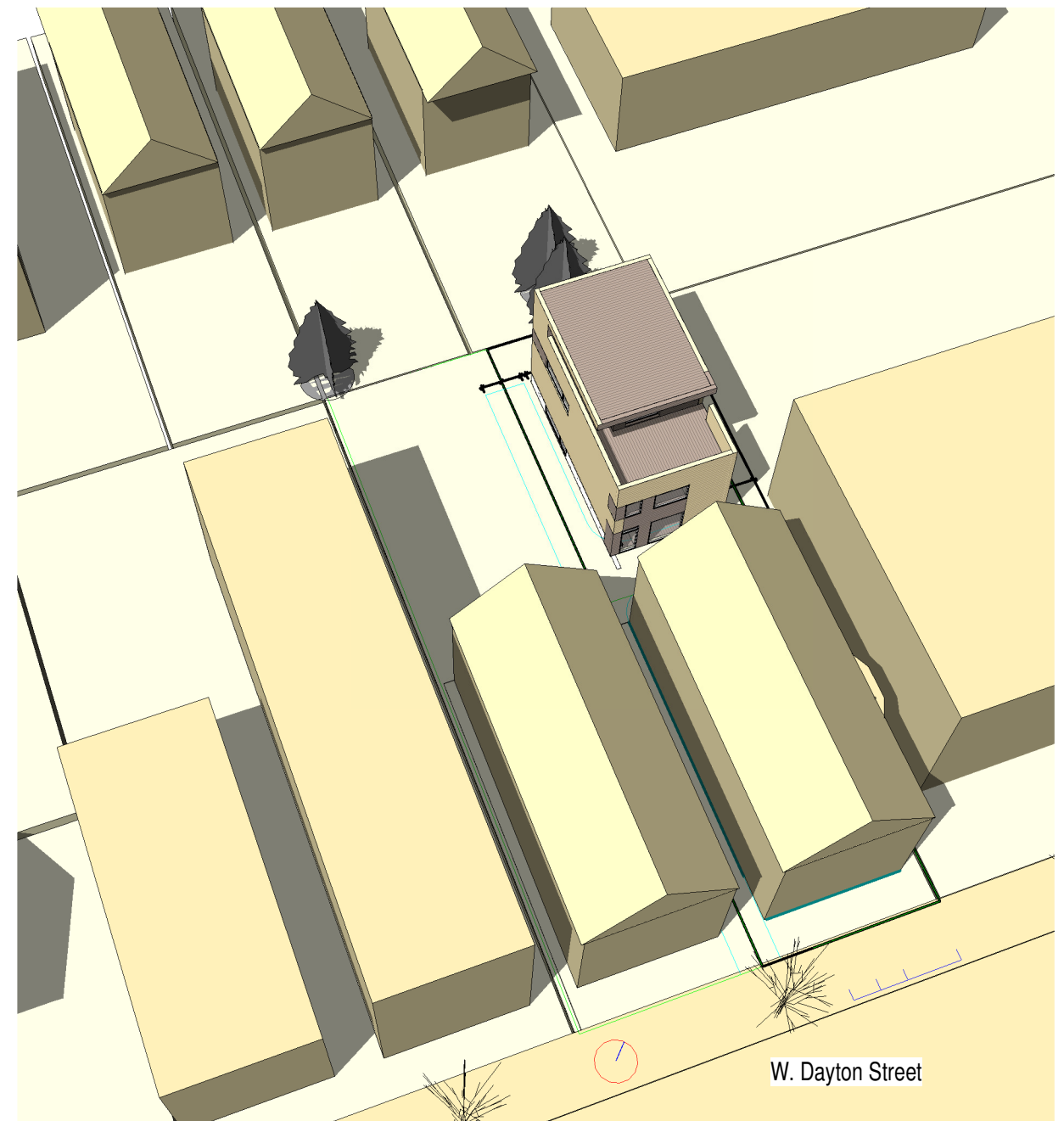
8'-11"

5'-0"

8'-11"



① View from Dayton
1/16" = 1'-0"



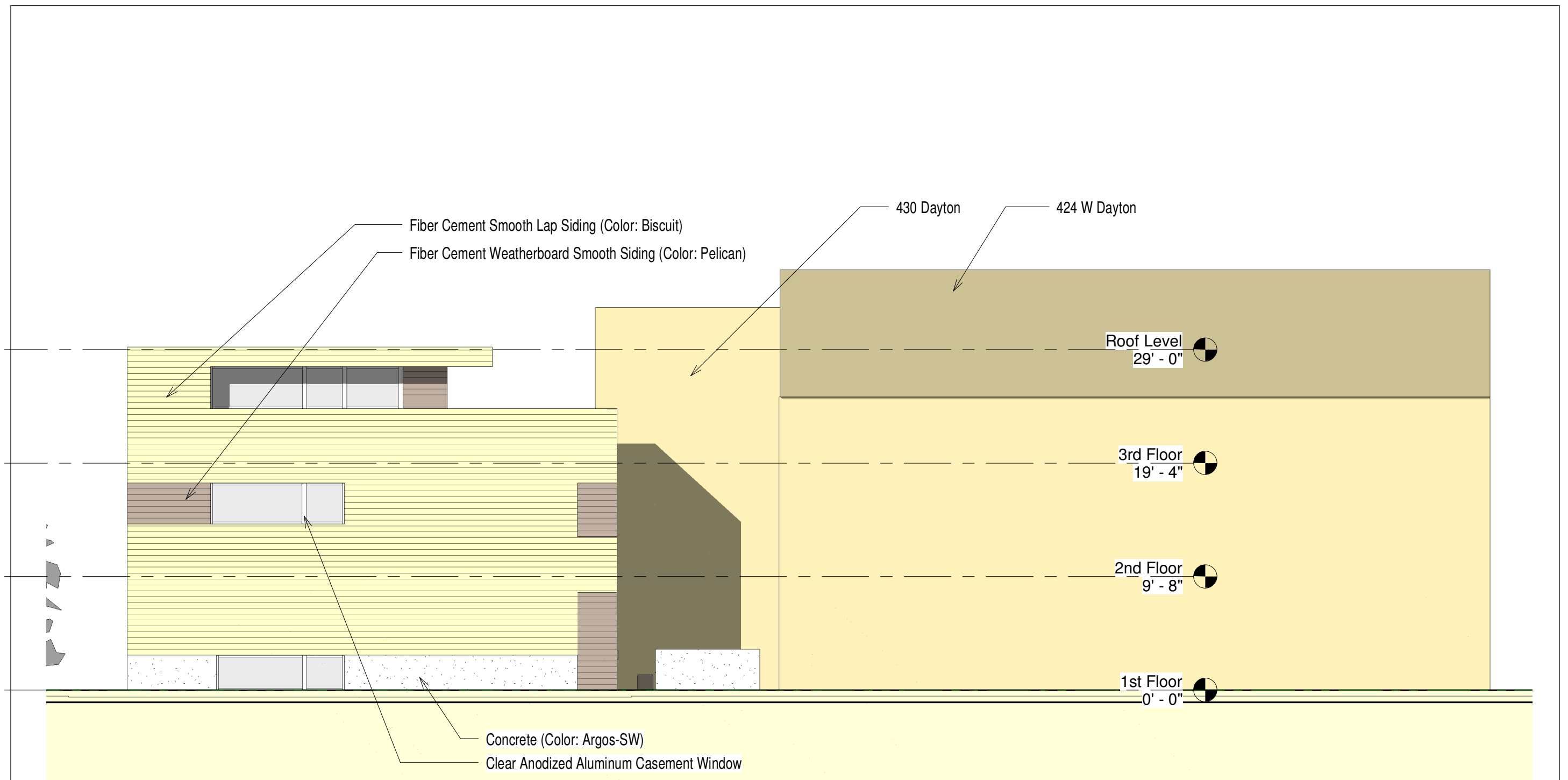
② Aerial View

ARD EBERLE ARCHITECTS

Brandon Cook
430 West Dayton Street Project

Elevation and Aerial

Project number	Project Number	P 1
Date	11/25/2009	
Drawn by	Author	Scale 1/16" = 1'-0"
Checked by	Checker	



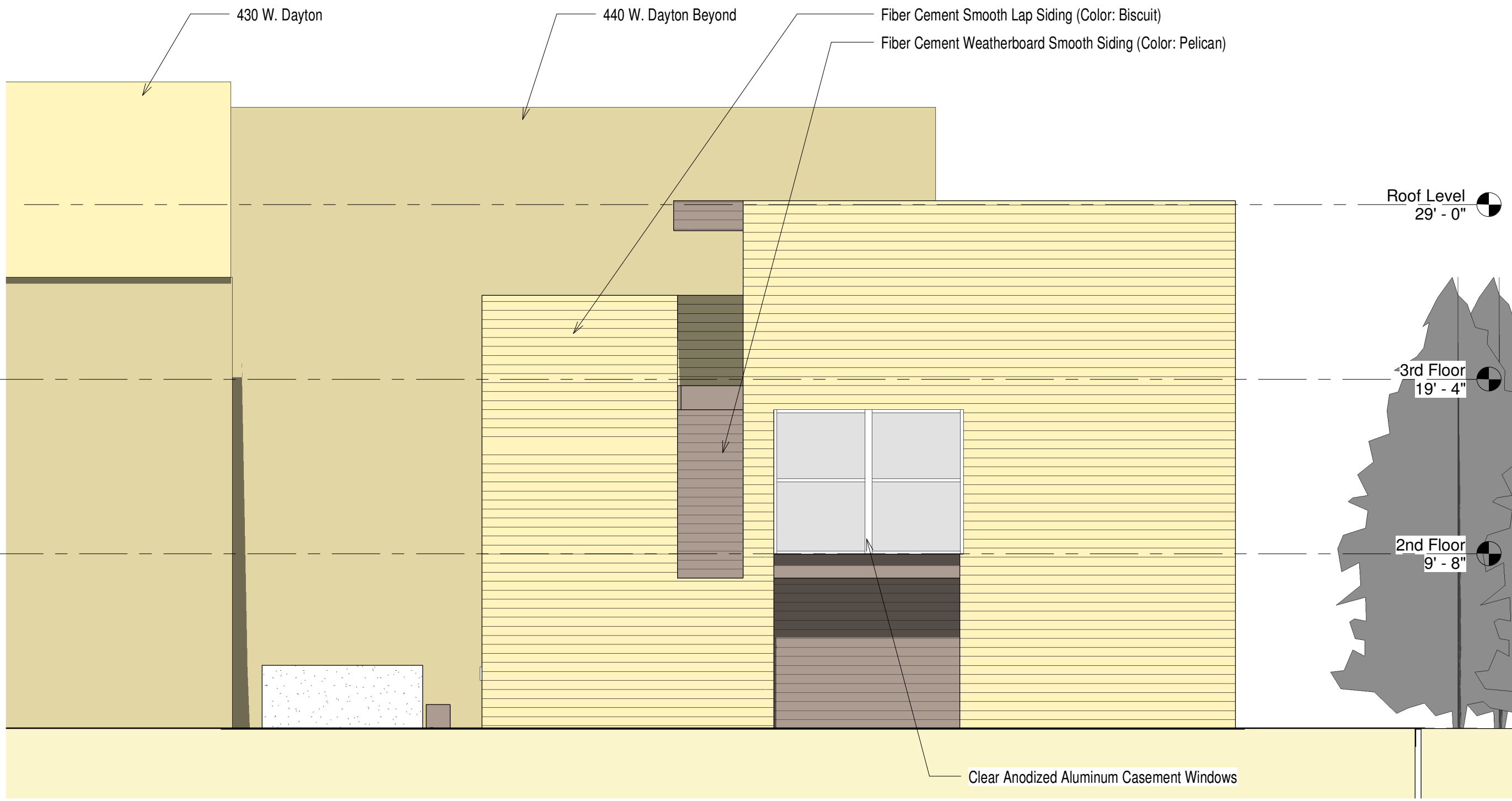
① Southwest Elev.
1/8" = 1'-0"



Brandon Cook
430 West Dayton Street Project

Elevation

Project number	Project Number	P 2
Date	11/25/2009	
Drawn by	JJ	Scale 1/8" = 1'-0"
Checked by	Checker	



① Southeast Elevation
3/16" = 1'-0"



Brandon Cook
430 West Dayton Street Project

Elevation

Project number	Project Number	P 3
Date	11/25/2009	
Drawn by	Author	Scale 3/16" = 1'-0"
Checked by	Checker	

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430 W. Dayton

424 W. Dayton

Fiber Cement Weatherboard Smooth Siding (Color: Biscuit)

Fiber Cement Smooth Lap Siding (Color: Pelican)

Clear Anodized Aluminum Casement Windows

Roof Level
29' - 0"

3rd Floor
19' - 4"

2nd Floor
9' - 8"

1st Floor
0' - 0"

Concrete (Color: Argos SW)

1 Northeast Elevation
3/16" = 1'-0"

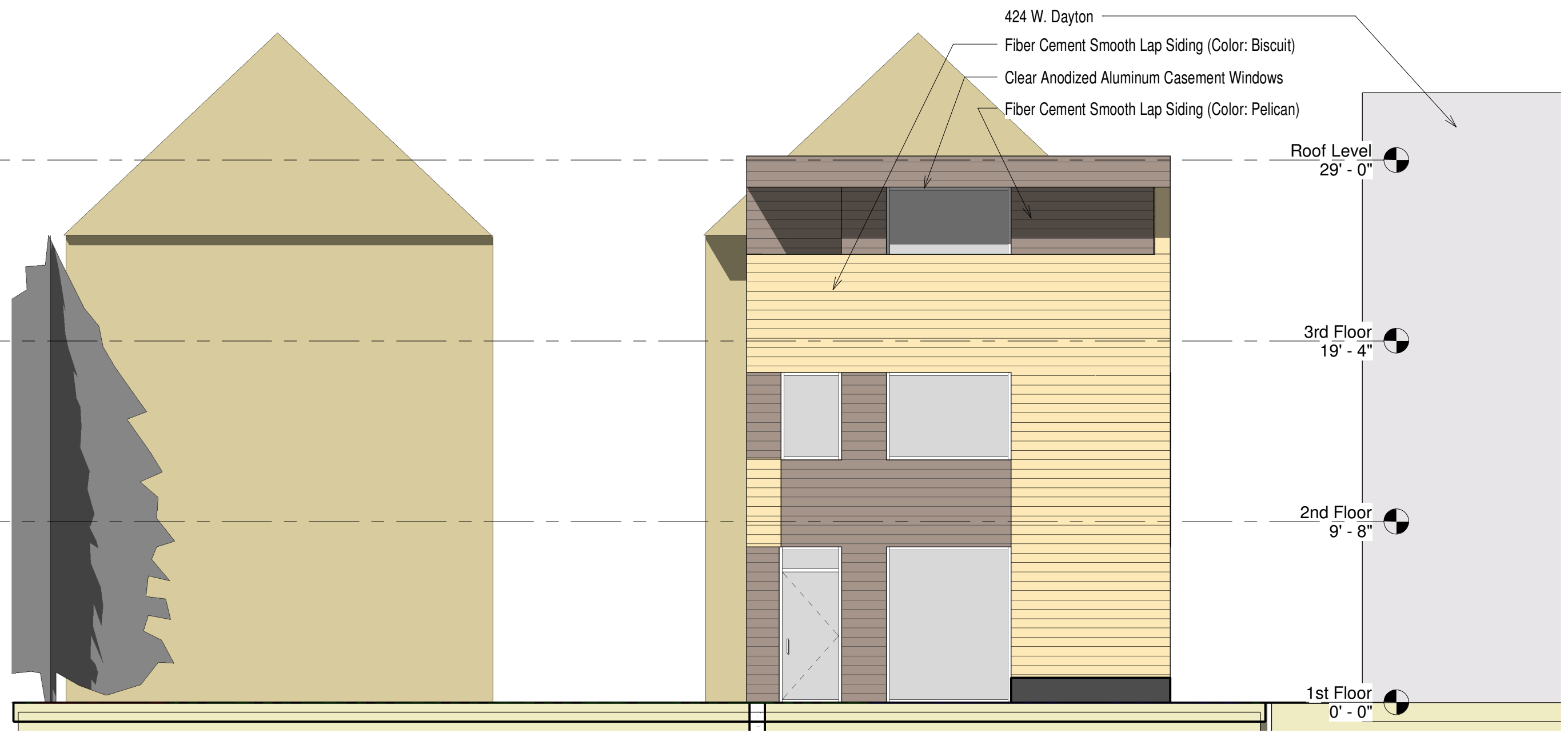


Brandon Cook
430 West Dayton Street Project

Elevation

Project number	Project Number	P 4
Date	11/25/2009	
Drawn by	Author	Scale 3/16" = 1'-0"
Checked by	Checker	

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① Southwest Elevation
3/16" = 1'-0"



Brandon Cook
430 West Dayton Street Project

Elevation

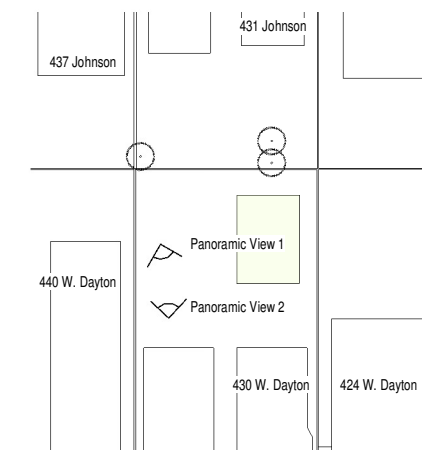
Project number	Project Number	P 5
Date	11/25/2009	
Drawn by	Author	Scale 3/16" = 1'-0"
Checked by	Checker	



Panoramic View 1 (Reference Attached Plan)



Panoramic View 2 (Reference Attached Plan)



① Photography Plan
1/64" = 1'-0"



Brandon Cook
430 West Dayton Street Project

Photographs

Project number	Project Number	P 6
Date	11/25/2009	
Drawn by	JJ	Scale 1/64" = 1'-0"
Checked by	Checker	



Proposed Building



Brandon Cook
430 West Dayton Street Project

Area Plan

Project number	Project Number	P 7
Date	11/25/2009	
Drawn by	Author	Scale
Checked by	Checker	



Brandon Cook
430 West Dayton Street Project

Perspective

Project number	Project Number	P 8
Date	11/25/2009	
Drawn by	Author	
Checked by	Checker	Scale 12" = 1'-0"



Brandon Cook
430 West Dayton Street Project

View from Southwest

Project number	Project Number	P 9
Date	11/25/2009	
Drawn by	Author	
Checked by	Checker	Scale 12" = 1'-0"



View from West



View from South



Brandon Cook
430 West Dayton Street Project

Perspectives

Project number	Project Number	P 10
Date	11/25/2009	
Drawn by	Author	Scale 12" = 1'-0"
Checked by	Checker	



ARD EBERLE ARCHITECTS

Brandon Cook
430 West Dayton Street Project

View from Northeast

Project number	Project Number	P 11
Date	11/25/2009	
Drawn by	Author	Scale 12" = 1'-0"
Checked by	Checker	

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