

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

**AGENDA ITEM # \_\_\_\_\_**

**Project # \_\_\_\_\_**

DATE SUBMITTED: <u>10/14/09</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>10/21/09</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 115 - 117 S. BASSETT

ALDERMANIC DISTRICT: MIKE VERVEER

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:  
BRANDON COOK ARO EBERLE ARCHITECTS  
P.O. Box 694 116 KING STREET, SUITE 202  
MADISON WI 53711 MADISON WI 53703

CONTACT PERSON: JOSH JOHNSON  
Address: 116 KING STREET  
MADISON WI 53703  
Phone: 608-204-7464  
Fax: 608-467-1403  
E-mail address: JOHNSON@AROEERLE.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.

Zoning Text: Specific Implementation Plan  
Project Name: Bassett Street Flats  
Project Address: 115 & 117 S Bassett Street

Legal Description: NW ¼ OF LOT 17 & NW1/4 OF LOT 18  
SE ½ OF NW ½ OF LOT 17 & SE ½ OF NW ½ OF LOT 18 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 two additional basement apartments, the addition of half a second floor of 115 S Bassett, also the construction of a multi family apartment. This will bring the total number of apartments to 12.

B. Permitted uses; to allow up to 12 rental units on the entire property.

C. Lot Area; 8749 square feet as shown on enclosed survey attachment.

D. Height Regulations; as shown on approved plans.

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 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 of 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 giving in M.G.O 23>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 of 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 of foundation permit shall be issued with the approval of the Zoning Administrator.

October 13, 2009

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

Re: Letter Of Intent  
115/117 S. Bassett  
NW ¼ OF LOT 17 & NW1/4 OF LOT 18  
SE ½ OF NW ½ OF LOT 17 & SE ½ OF NW ½ OF LOT 18

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: 115 & 117 S Bassett Street  
NW ¼ OF LOT 17 & NW1/4 OF LOT 18  
SE ½ OF NW ½ OF LOT 17 & SE ½ OF NW ½ OF LOT 18

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 AIA & Josh Johnson AIA  
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 115 & 117 S Bassett is for student housing. This is under Multi-Family Housing. The current configuration on these two properties is the main buildings towards the front of each lot. 115 S Bassett is currently a single family home with 4 bedrooms, and 117 S Bassett is currently a 3 story 3 unit building with each unit containing 2 bedrooms. The site is currently zoned R6. The two driveways and rear of the lot are all gravel; the rear yard is used for parking and has a 3 car garage structure.

Proposed Uses of Buildings:

115 S Bassett will be a 2 unit building when completed. The basement unit will get an additional 2 bedroom unit added; the first and second floor will get a 5<sup>th</sup> bedroom and living room added.

117 S Bassett will be a 4 unit building. The new unit will be added in the basement and will have 3 bedrooms.

A new rear apartment building will be constructed in the back of the lot. It will have 4-2 bedroom units, 1-4 bedroom unit, and 1-3 bedroom unit. It will also house an indoor storage area for bicycles.

This property will also have a location for trash, 3 parking stalls, and a good amount of the graveled area turned into landscaped areas.

Project Schedule:

Construction of phase 1 will begin within 30 days of the approval of all permits. Phase 1 will be to replace both foundations and add the units, add the story on 115, re-landscape the property, and refinish the exterior of 115.

Construction of phase 2 will begin within 180 days of the approval of all permits. Phase 2 will be refinishing the exterior of 117, construction of the apartment structure in the rear and all landscaping.

Social and Economic Impacts:

The desire of this project is to upgrade the current buildings 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.

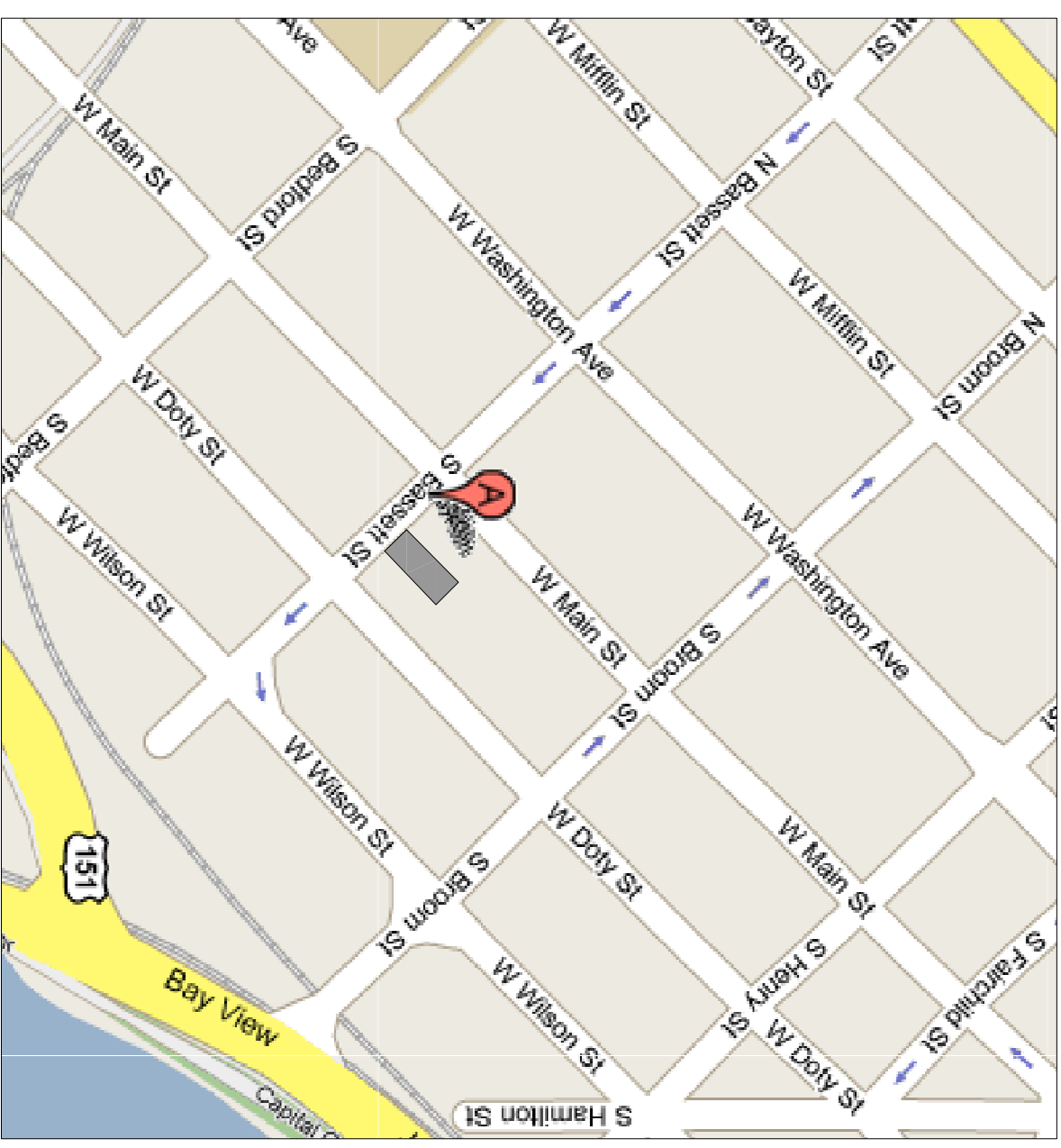
The goal is to make this a well managed property where problems do not occur. The types of finishes that will be used will make these properties nice for years to come.

Sincerely,

Brandon Cook  
Owner

UDC Submittal for October 21, 2009 Meeting  
Renovation of 115 and 117 South Bassett Street and the Proposed  
Construction of a 6 Unit Apartment Building.  
The Property owner is Brandon Cook

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- S-2 Site Utilities
- L-1 Landscape Plan
- P-0 Perspectives
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- P-2 Northwest Elevation
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- P-8 View from Above
- E-1 Existing Elevations (115-117)
- E-2 Proposed Elevations (115-117)
- E-3 Existing and Proposed Elevation (115)
- E-4 Proposed Elevations (117)



## Location Plan

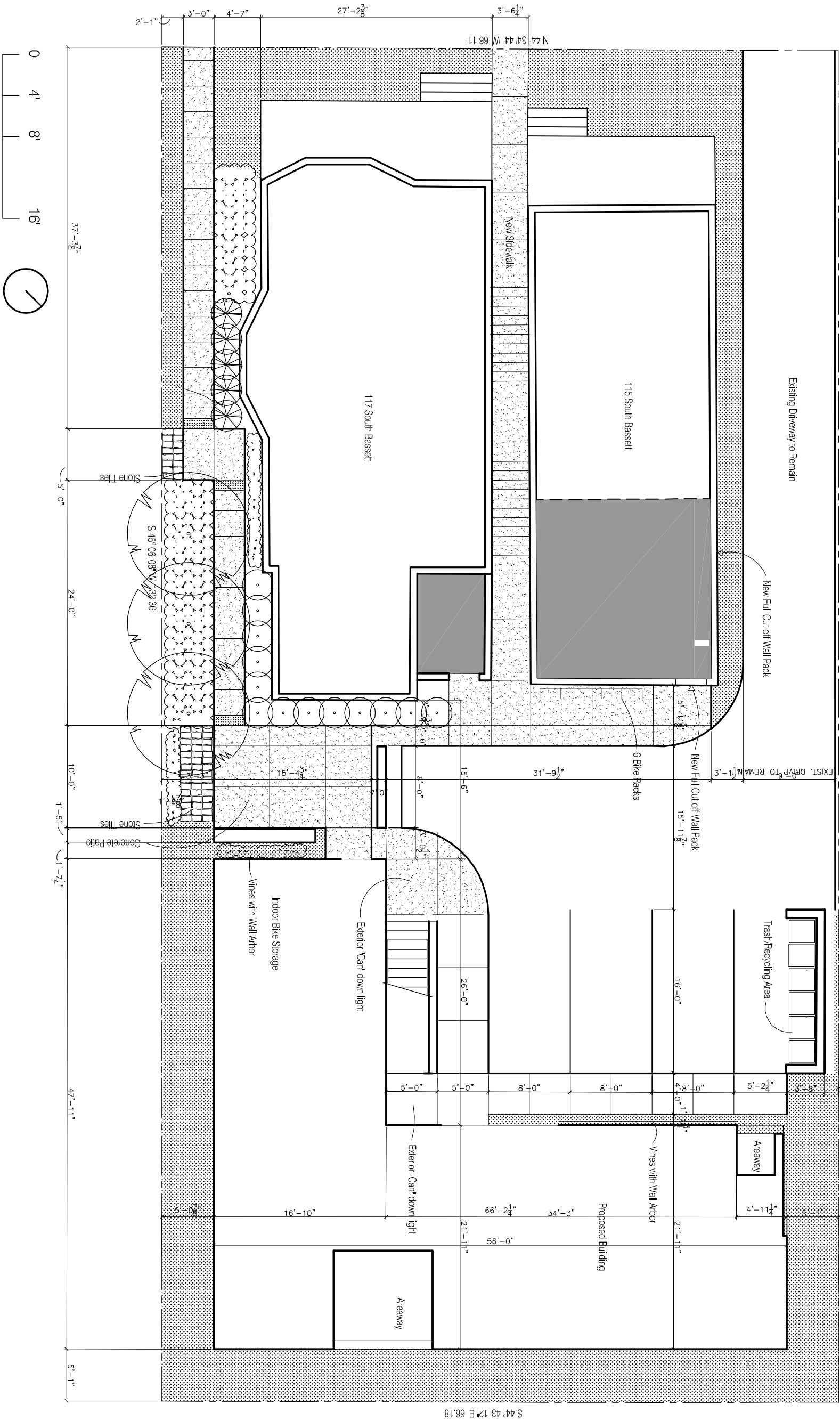
**ARD EBERLE ARCHITECTS**

Brandon Cook  
115-117 South Bassett

Title Sheet

Date 8/12/2009

N 45° 04' 18" E 132.19'

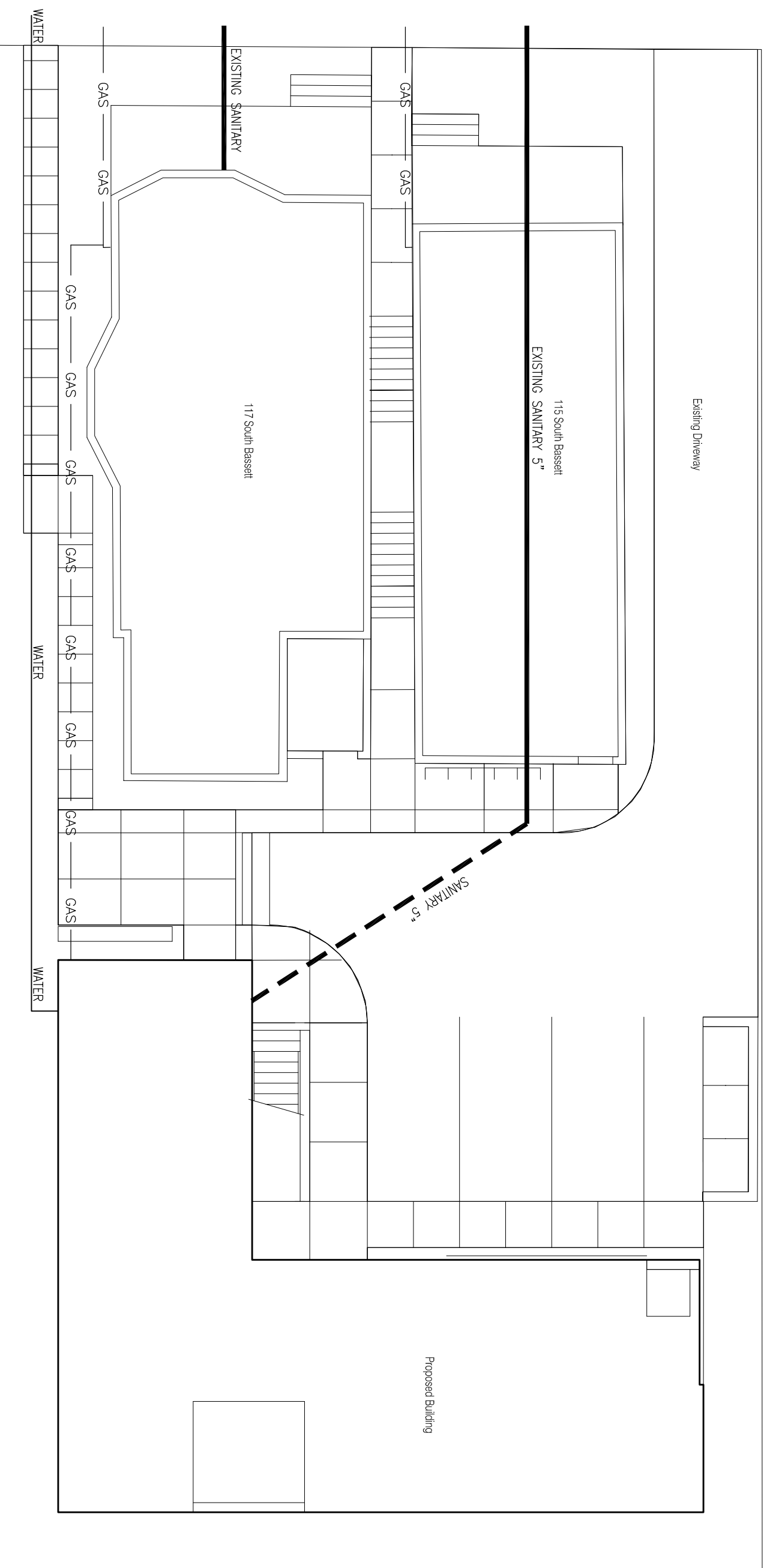


Brandon Cook  
115-117 South Bassett

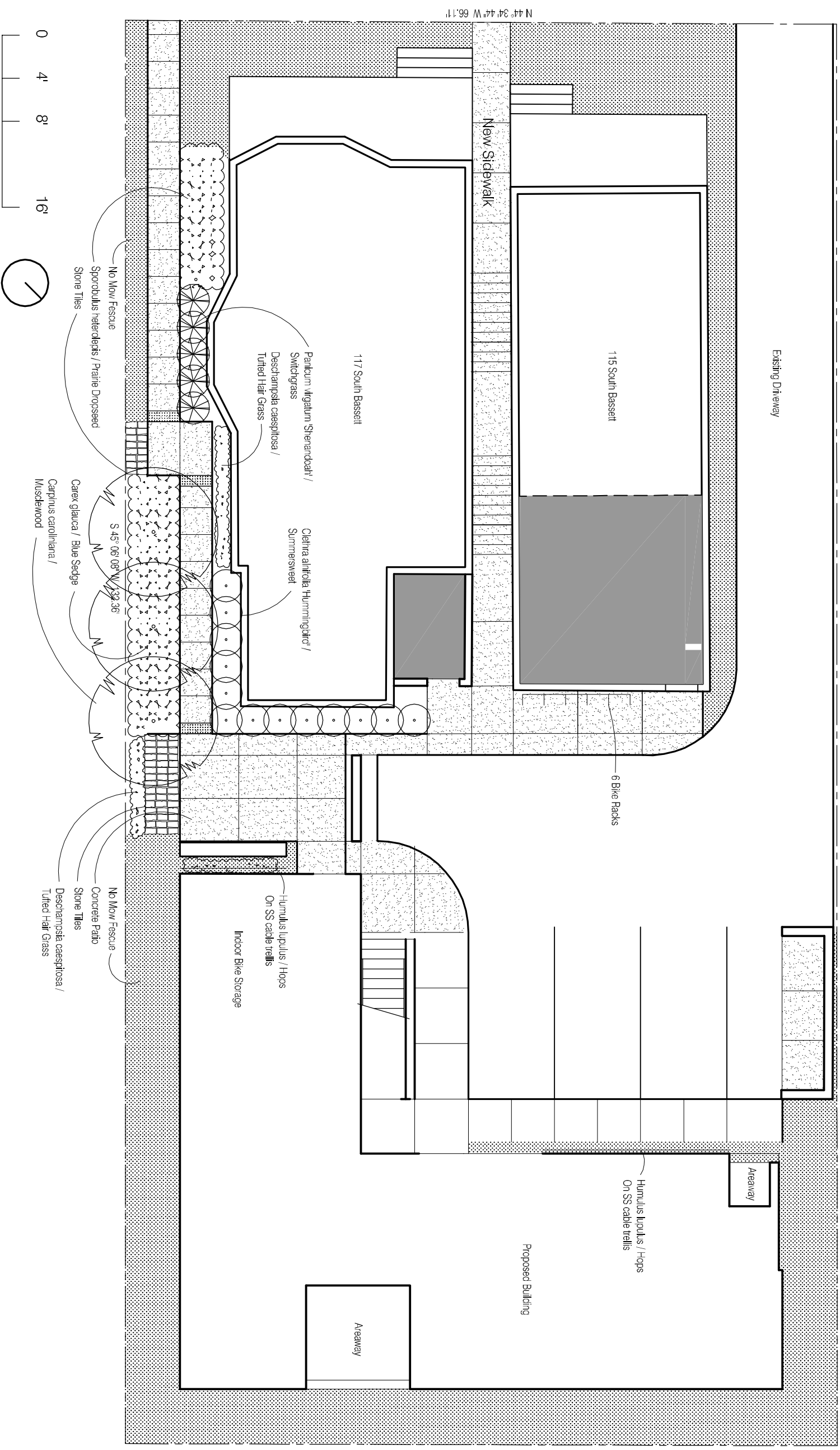
Site Plan

Date 8/12/2009

S 1



N 45° 04' 18" E 132.19'



S 44° 43' 12" E 66.18'

N 44° 34' 42" W 66.11'



Brandon Cook  
115-117 South Bassett

Landscape Plan

Date 8/12/2009

L 1



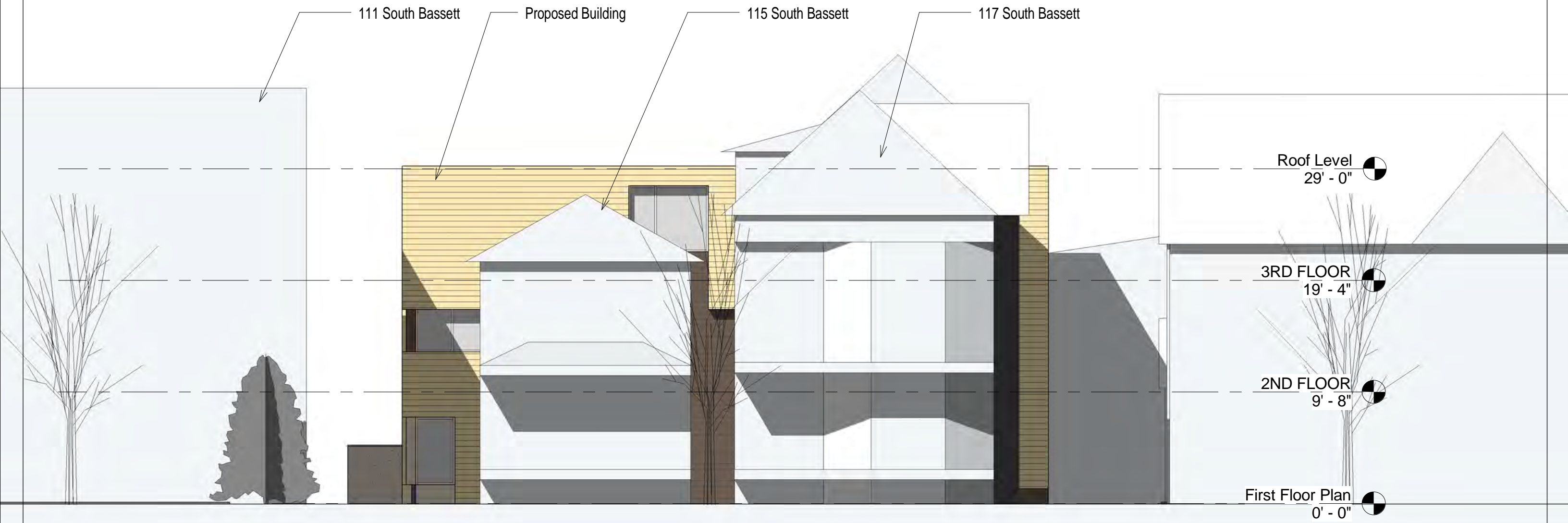


ARD EBERLE ARCHITECTS

Brandon Cook  
115-117 South Bassett

Perspectives

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



Reference E Series Sheets for work on 115 and 117 South Bassett

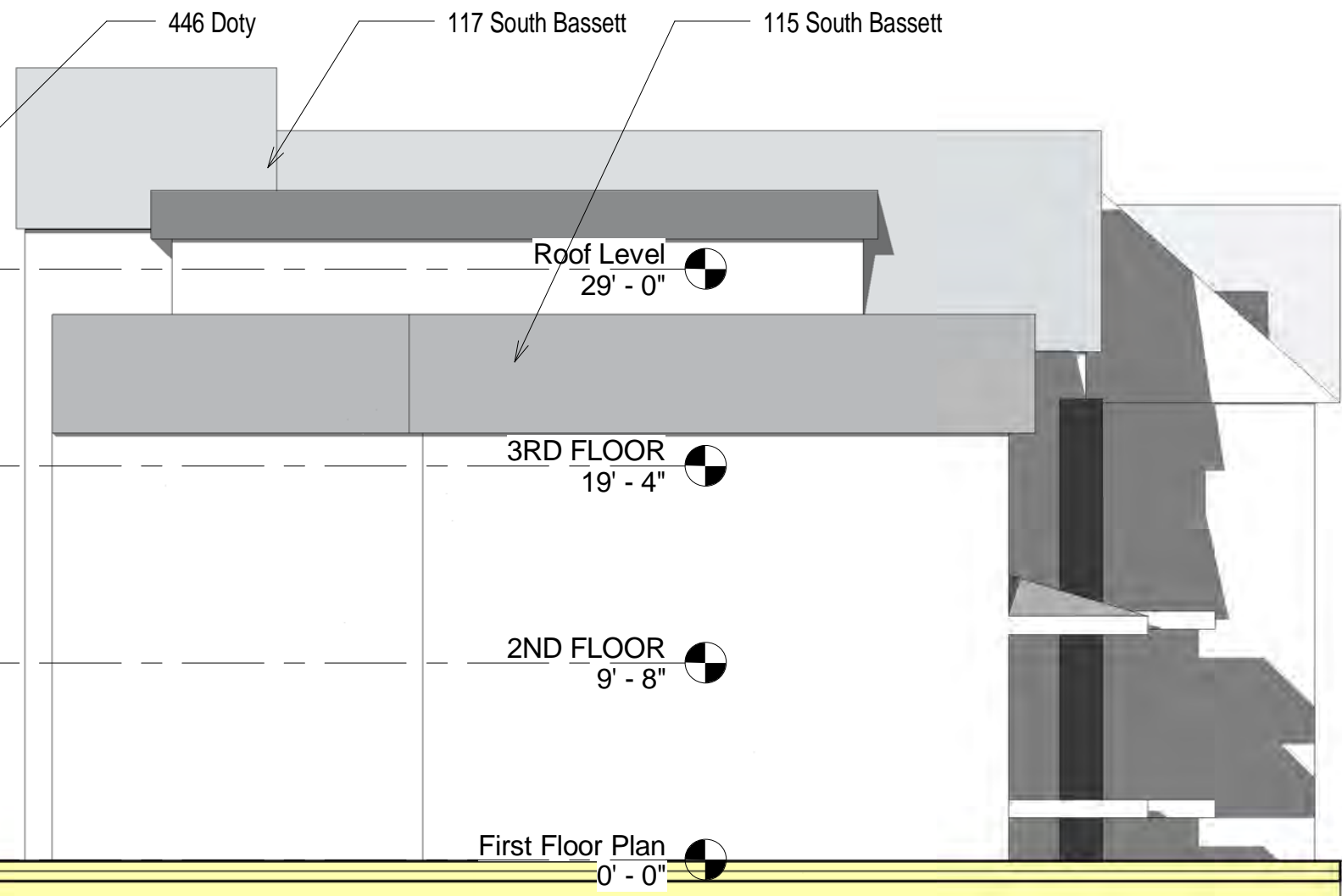
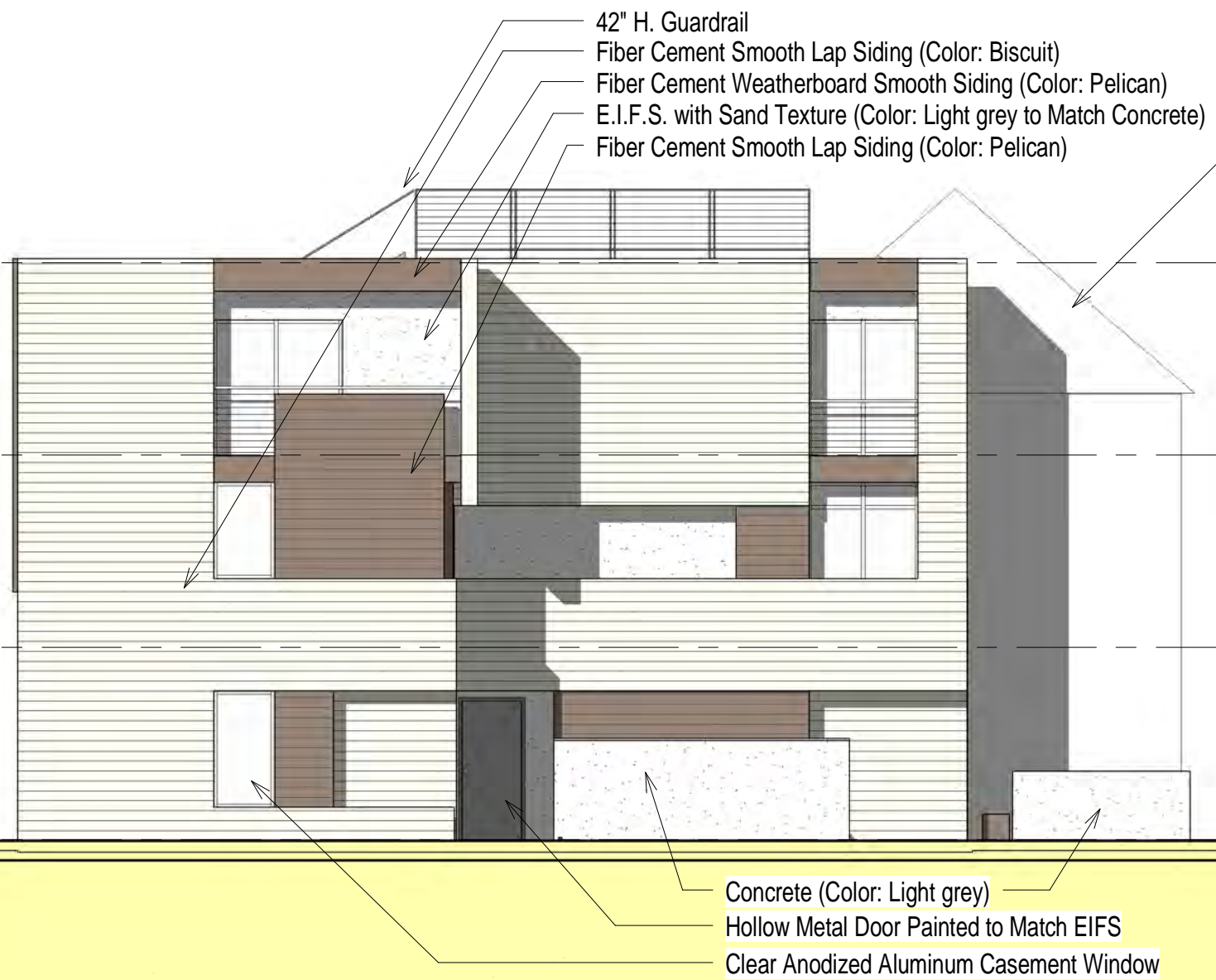
① View from Bassett  
1/8" = 1'-0"



Brandon Cook  
115-117 South Bassett

View From Bassett

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



① Northwest Elevation  
 1/8" = 1'-0"

ARD EBERLE ARCHITECTS

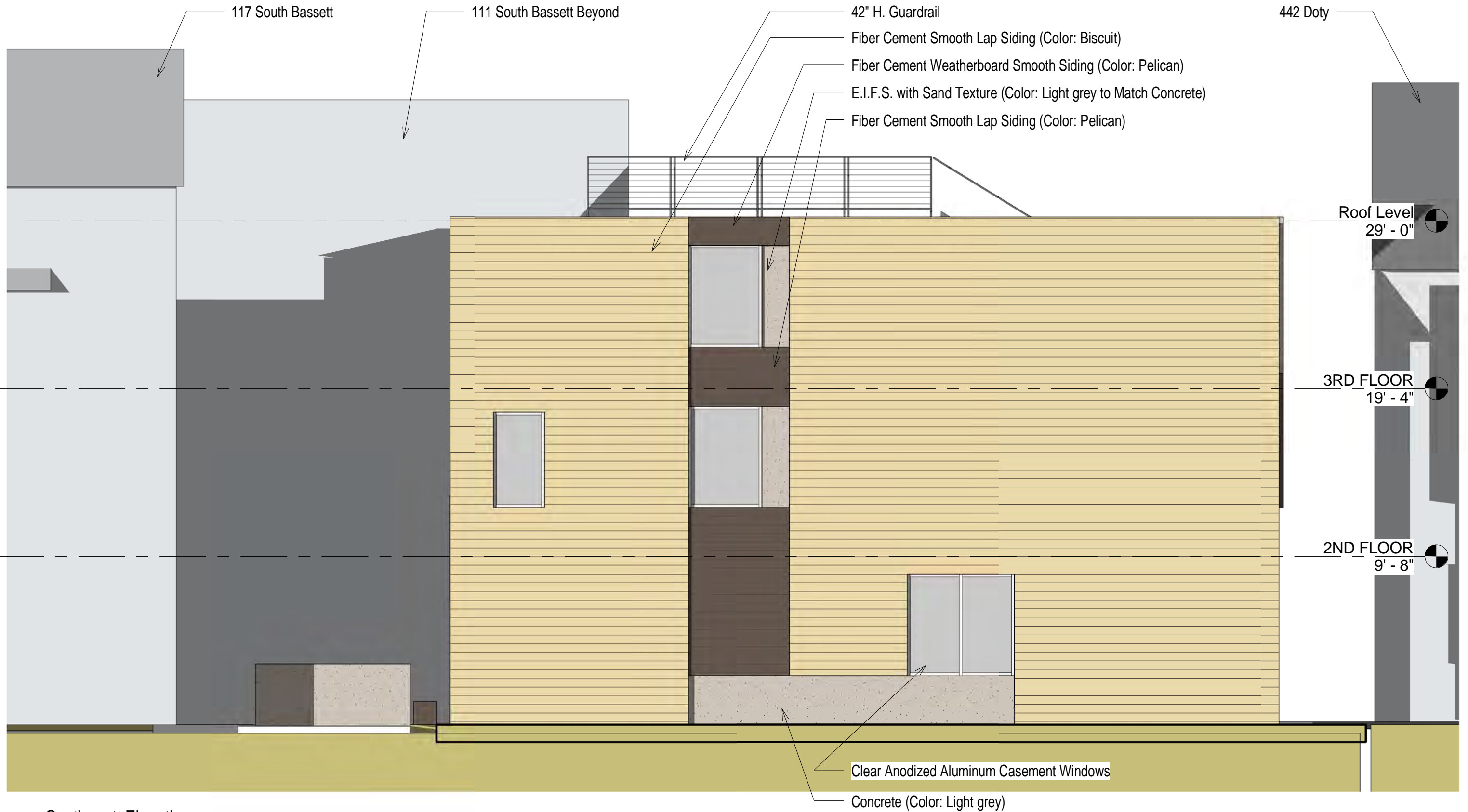
Brandon Cook  
 115-117 South Bassett

Elevation

Project number	Project Number
Date	8/12/2009
Drawn by	Author
Checked by	Checker

P 2

Scale 1/8" = 1'-0"



① Southeast Elevation  
3/16" = 1'-0"

ARD EBERLE ARCHITECTS

Brandon Cook  
115-117 South Bassett

Elevation

Project number	Project Number	P 3
Date	8/12/2009	
Drawn by	Author	Scale 3/16" = 1'-0"
Checked by	Checker	



117 South Bassett

442 Doty

42" H. Guardrail

Fiber Cement Weatherboard Smooth Siding (Color: Biscuit)

Fiber Cement Smooth Lap Siding (Color: Pelican)

E.I.F.S. with Sand Texture (Color: Light grey to Match Concrete)

Fiber Cement Smooth Lap Siding (Color: Biscuit)

111 South Bassett

Roof Level  
29' - 0"

3RD FLOOR  
19' - 4"

2ND FLOOR  
9' - 8"

First Floor Plan  
0' - 0"

Concrete (Color: Light grey)

Clear Anodized Aluminum Casement Windows

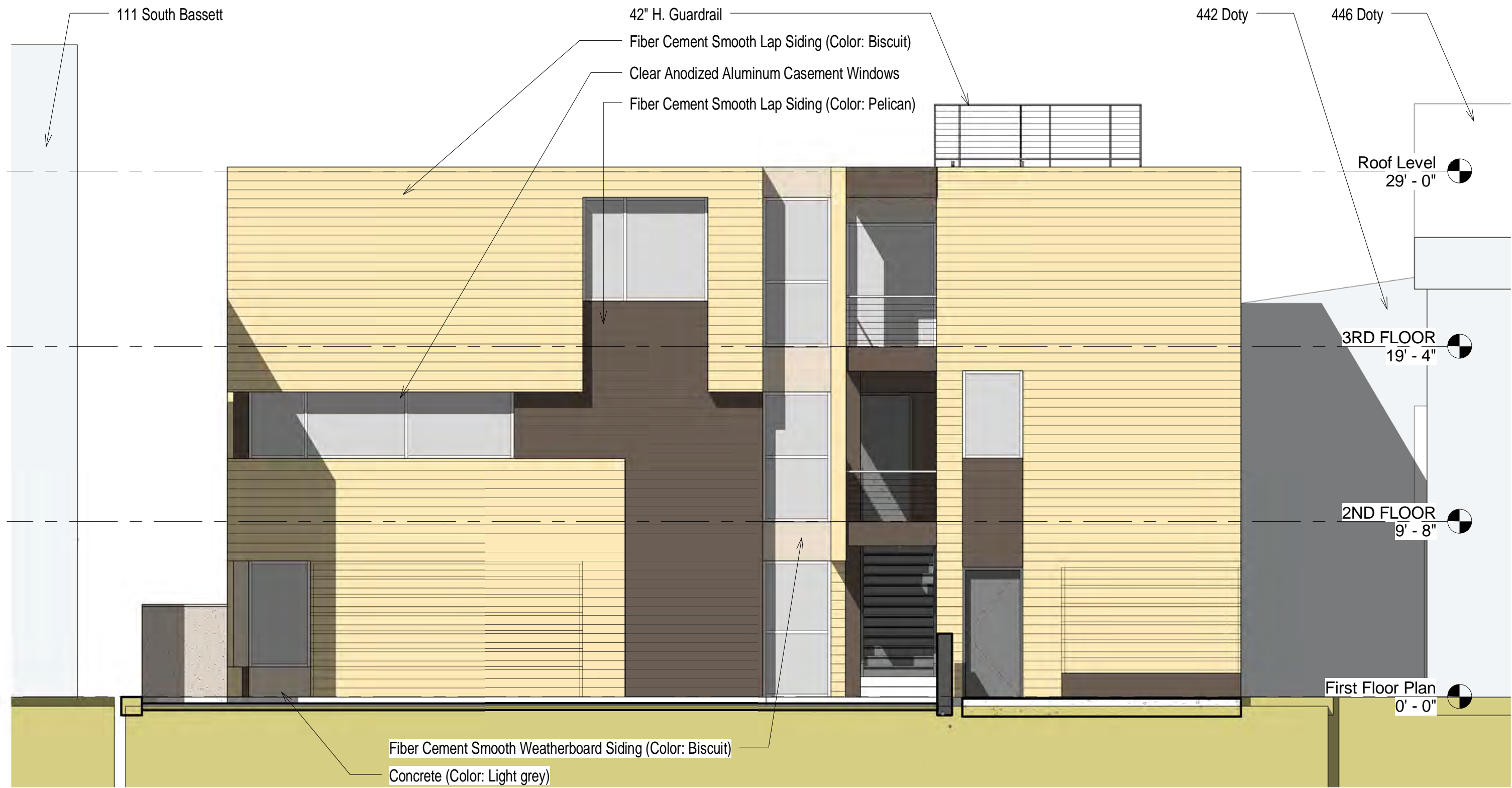
1 Northeast Elevation  
3/16" = 1'-0"



Brandon Cook  
115-117 South Bassett

Elevation

Project number	Project Number	P 4
Date	8/12/2009	
Drawn by	Author	Scale 3/16" = 1'-0"
Checked by	Checker	



① Southwest Elevation  
3/16" = 1'-0"



Brandon Cook  
115-117 South Bassett

Elevation

Project number	Project Number
Date	8/12/2009
Drawn by	Author
Checked by	Checker

**P 5**  
Scale 3/16" = 1'-0"



View Between 111 and 115 South Bassett



115 and 117 South Bassett



View Between 117 and 454 Doty



View from Main Street (-Between 437, 445 Main)  
Shown with Model



View from Doty Street (-Between 444, 446 Doty)  
Shown with Model

West Main Street

Doty Street

437 Main

442 Doty

Proposed Building

444 Doty

111 South Bassett

446 Doty

450 Doty

445 Main

115

117

454 Doty

449 Main

South Bassett Street

ARD EBERLE ARCHITECTS

Brandon Cook  
115-117 South Bassett

Area Plan

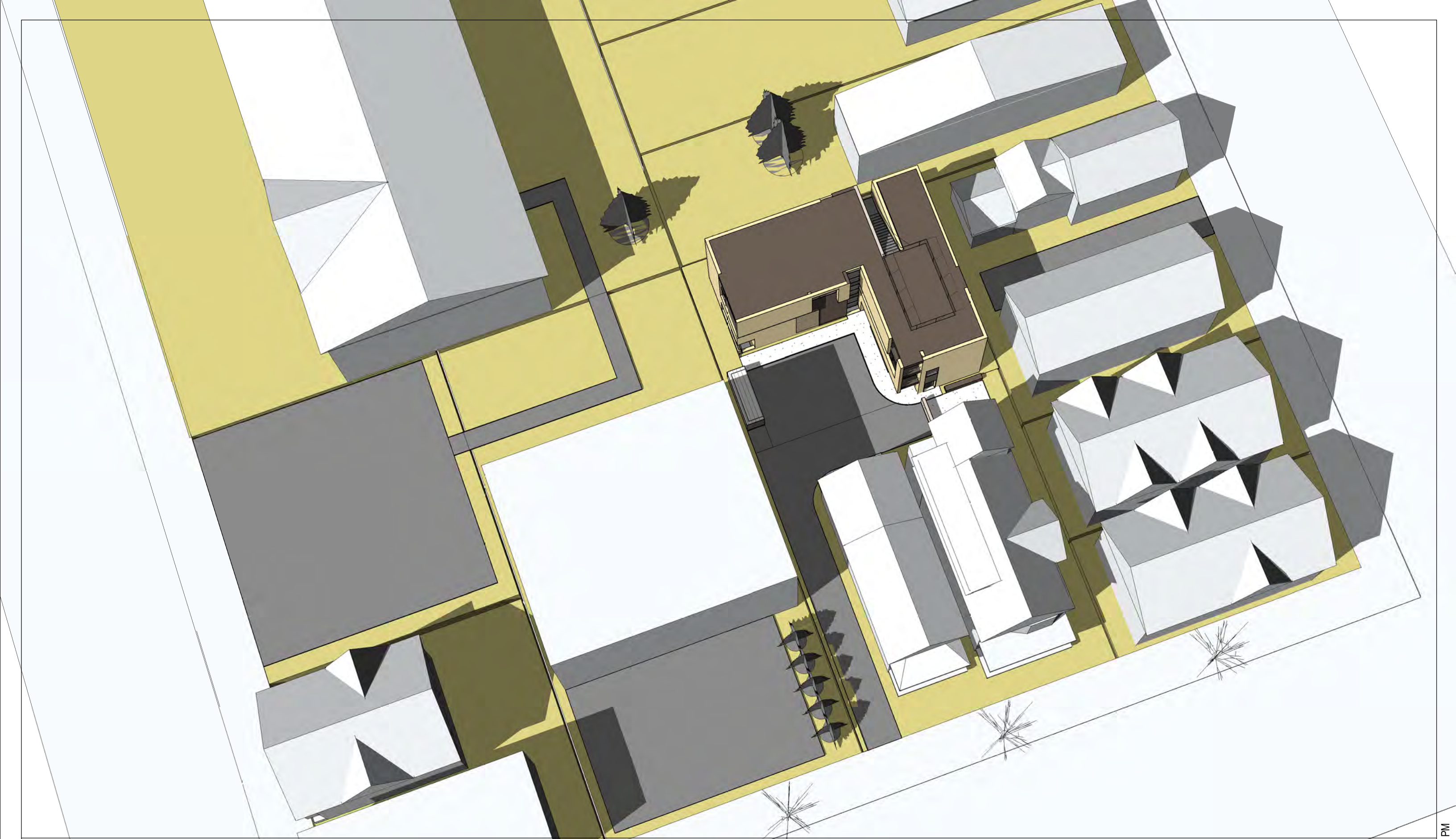
Project number	Project Number
Date	8/12/2009
Drawn by	Author
Checked by	Checker

P 7

Scale 1" = 20'-0"

10/13/2009 10:37:06 PM



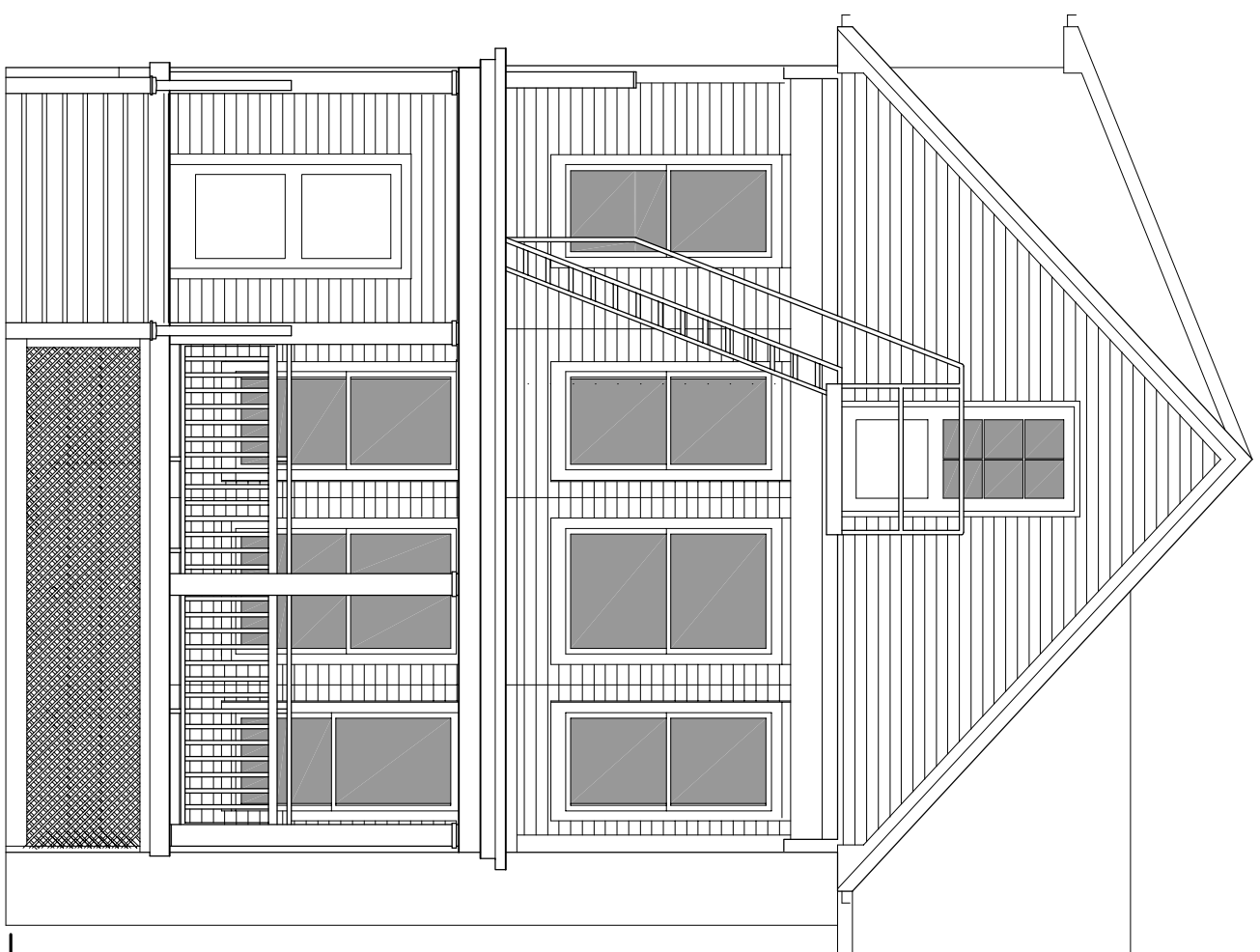
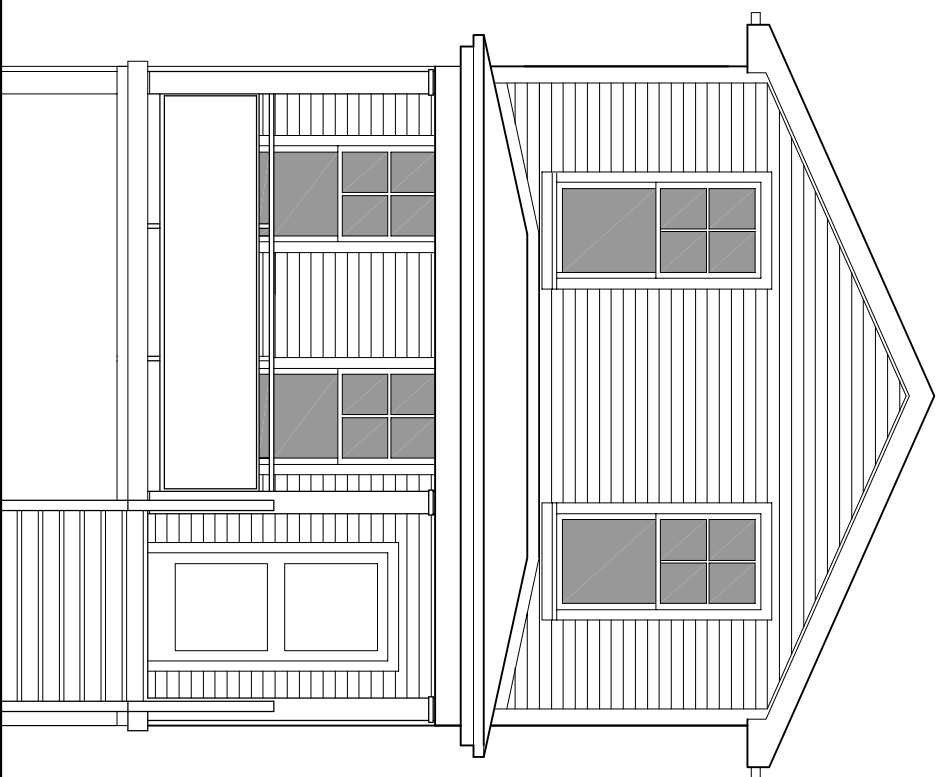


ARD EBERLE ARCHITECTS

Brandon Cook  
115-117 South Bassett

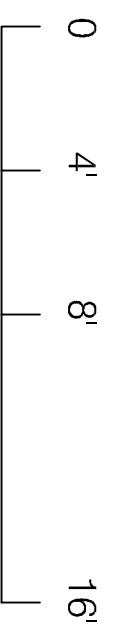
Perspective

Project number	Project Number	P 8
Date	8/12/2009	
Drawn by	Author	Scale
Checked by	Checker	



Existing Southwest Facade  
115 Bassett

3/16" = 1'-0"



ARD EBERLE ARCHITECTS

Brandon Cook  
115-117 South Bassett

Existing Elevations

Date 8/12/2009

E 1



Proposed Southwest Facade  
115 Bassett

Contractor Note: 4" Lap on Siding

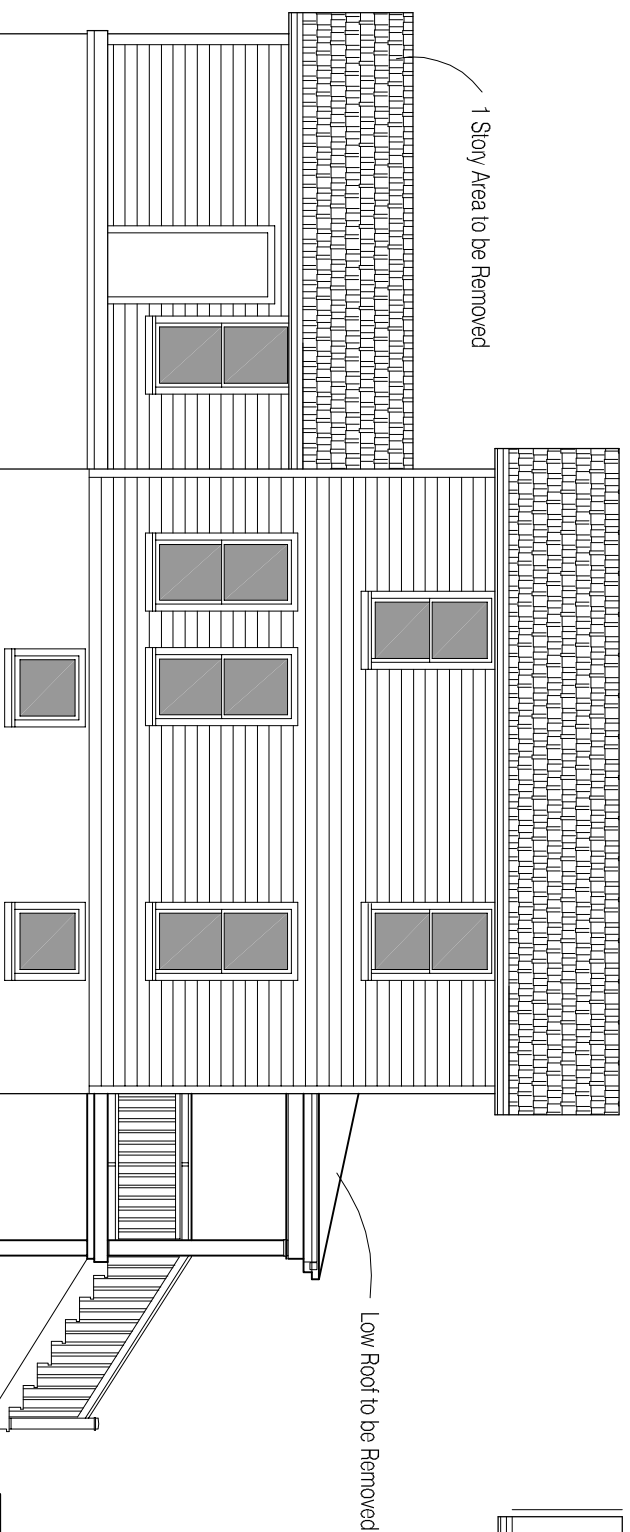


Brandon Cook  
115-117 South Bassett

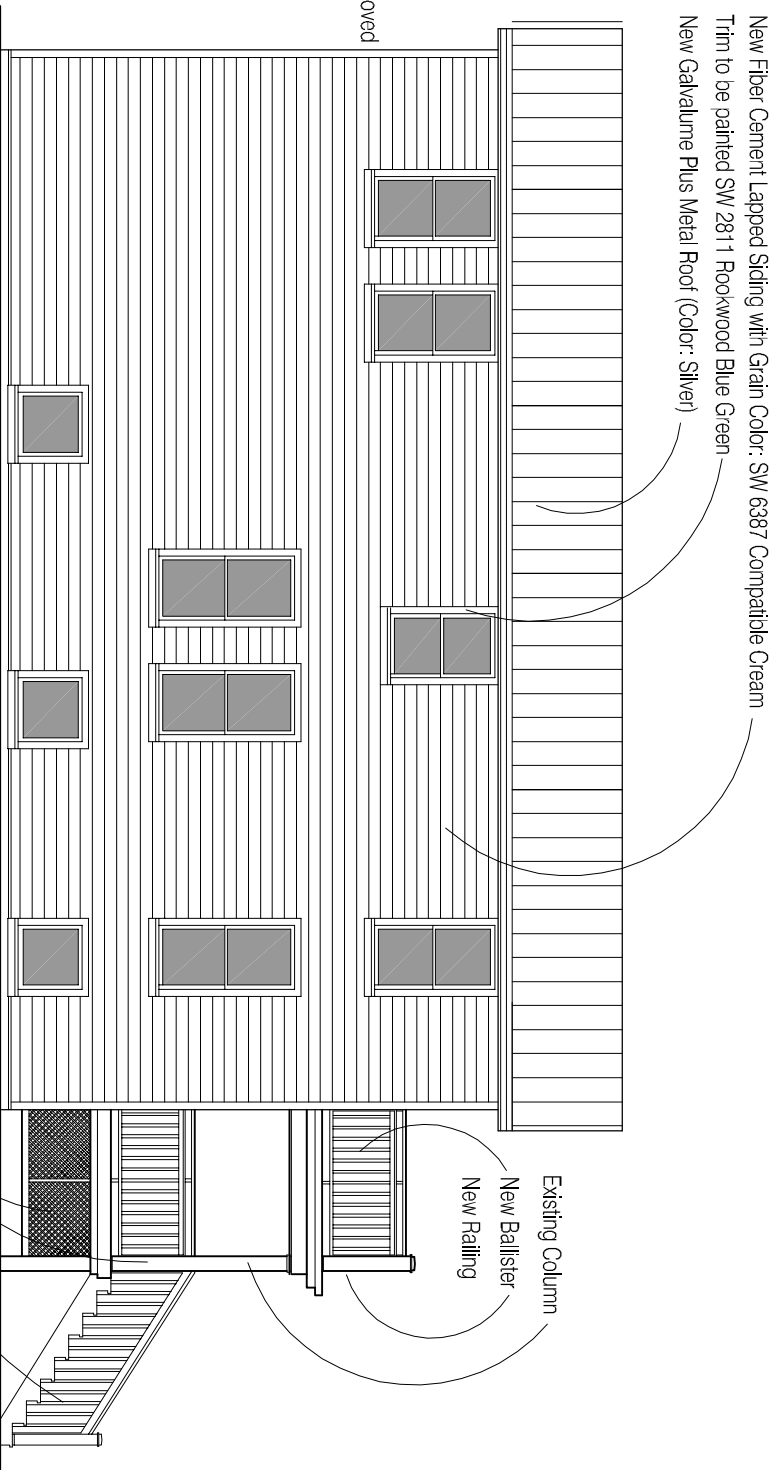
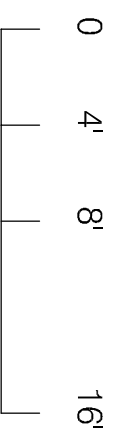
Proposed Elevations

Date 8/12/2009

E 2



Existing Northwest Facade  
115 Bassett



Proposed Northwest Facade  
115 Bassett

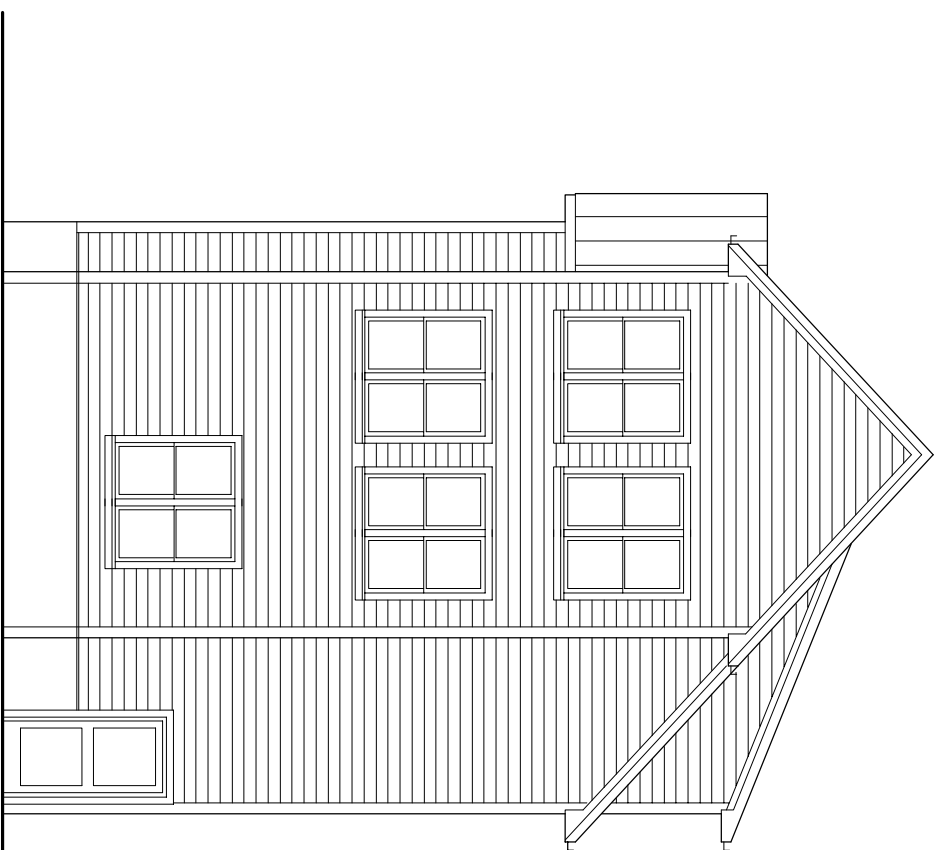


Brandon Cook  
115-117 South Bassett

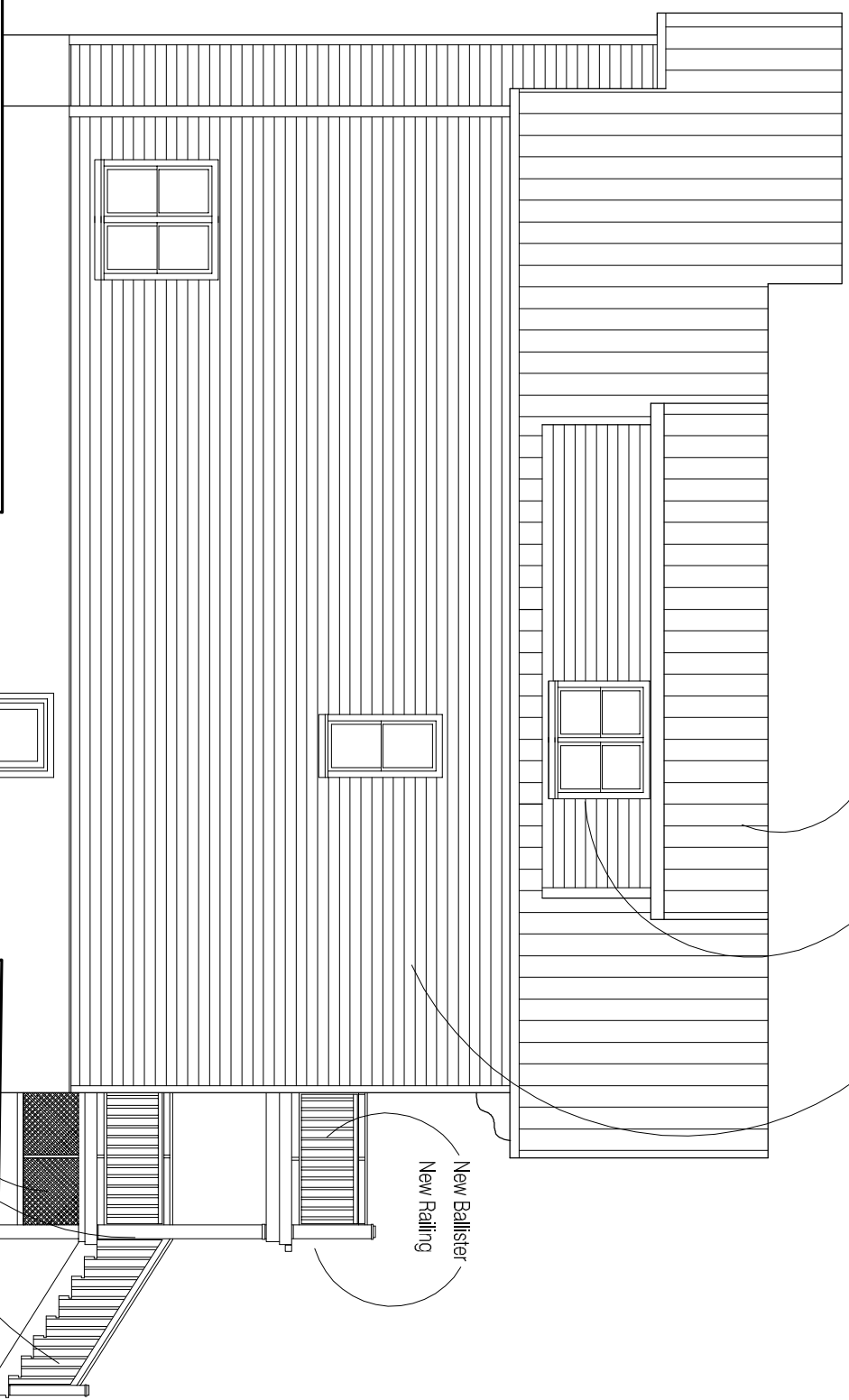
Existing Elevation  
Proposed Elevation

Date 8/12/2009

E 3



Proposed Rear Facade  
117 Bassett

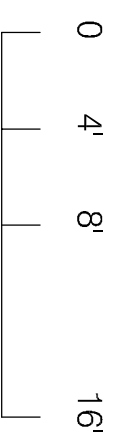


Proposed Northwest Facade (Between Buildings)  
117 Bassett

New Fiber Cement Lapped Siding with Grain Color: SW 2819 Downing Slate  
Trim to be painted SW 2811 Rookwood Shutter Green  
New Galvalume Plus Metal Roof (Color: Silver)

New Ballister  
New Railing

New Skirt Behind  
New Frame  
New Railing  
New Stair



Brandon Cook  
115-117 South Bassett

Proposed Elevations

Date 8/12/2009

E 4