



# City of Madison

## Proposed Rezoning

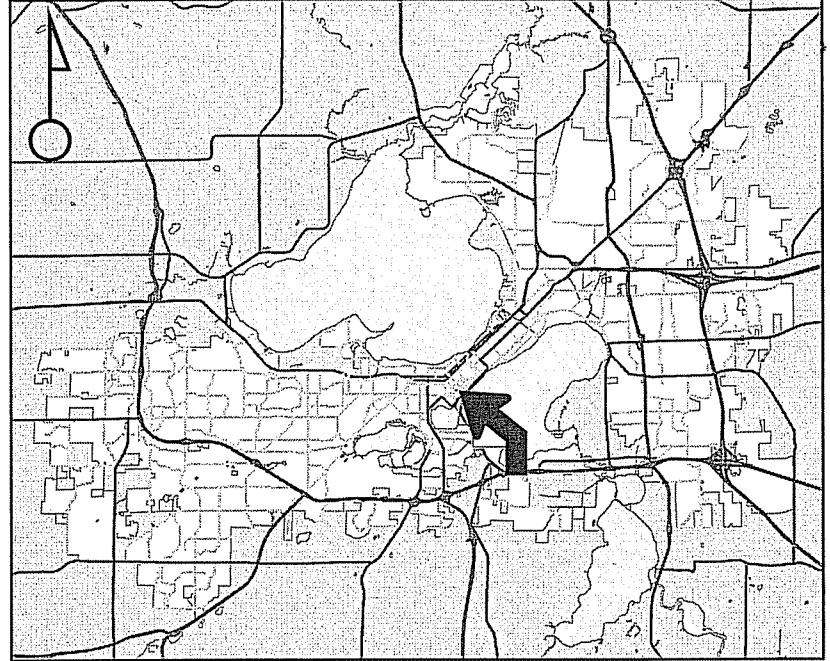
Location  
115-117 South Bassett Street  
Applicant  
Brandon Cook

From: PUD-SIP To: Amended  
PUD-GDP-SIP

Existing Use  
2 Residential Buildings

Proposed Use  
Construct four-unit apartment in  
the rear yard

Public Hearing Date  
Plan Commission  
07 February 2011  
Common Council  
22 February 2011



For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 24 January 2011





# 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](http://www.cityofmadison.com/planning/plan.html)
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	1250 - Receipt No. 116157
Date Received	12/1/10
Received By	MSAP
Parcel No.	0709-231-2620-9
Aldermanic District	4-VERVEER
GQ	PUDSIP / PRKIMP
Zoning District	PUDSIP
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input checked="" type="checkbox"/>
Alder Notification	Waiver <input checked="" type="checkbox"/>
Ngrhd. Assn Not.	Waiver <input checked="" type="checkbox"/>
Date Sign Issued	12/1/10

1. **Project Address:** 115/117 S Bassett St **Project Area in Acres:** <1

**Project Title (if any):** BASSETT APARTMENTS

## 2. This is an application for:

<b>Zoning Map Amendment</b> (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<b>Rezoning to or Amendment of a PUD or PCD District:</b> <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input checked="" type="checkbox"/> Amended Spec. Imp. Plan	
<input type="checkbox"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests (Specify):</b> _____

## 3. Applicant, Agent & Property Owner Information:

Applicant's Name: Brandon Cook Company: \_\_\_\_\_  
 Street Address: 115 S Bassett #1 City/State: Madison Zip: 53703  
 Telephone: (608) 279-7962 Fax: ( ) Email: Brandon@johnfontain.com

Project Contact Person: Same Company: \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: ( ) Fax: ( ) Email: \_\_\_\_\_

Property Owner (if not applicant): \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

## 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: \_\_\_\_\_  
 Addition of new 4 unit apartment building

Development Schedule: Commencement 4/1/2010 Completion 8/14/2010

**5. Required Submittals:**

- 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:
  - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: 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. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$\_\_\_\_\_ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** 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 Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

**In Addition, The Following Items May Also Be Required With Your Application:**

- For any applications proposing demolition or removal of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

**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 \_\_\_\_\_ Plan, which recommends: \_\_\_\_\_ for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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:

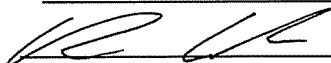
\_\_\_\_\_

*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 and Planning Division staff; note staff persons and date.
 

Planning Staff: Kevin Firchow Date: 10/12/10 Zoning Staff: Matt Tucker Date: 10/12/10
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name Brandon Cook Date 12/1/10  
 Signature  Relation to Property Owner Same

Authorizing Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_

November 30, 2010

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 a major alteration to an approved PUD-GDP-SIP.

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:

Aro Eberle Architects  
116 King Street Suite 202  
Madison WI 53703  
Ph (608)204-7464  
Contact: Matt Aro

Background – Existing Use:

The existing use for the property at 115 & 117 S Bassett is apartment housing primarily occupied by students. This is under Multi-Family Housing. The current configuration on these two properties is two apartment houses toward the front of each lot. 115 S Bassett is currently a two family home with \_\_\_ bedrooms, and 117 S Bassett is currently a 4 story 4 unit building with \_\_\_ bedrooms. The site is currently zoned PUD-SIP.

**Proposed Uses of Buildings:**

115 and 117 S. Bassett will not be altered.

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

This altered rear yard will also have a location for trash, recycling and 3 parking stalls.

**Project Schedule:**

Construction of phase 1 will begin within 30 days of the approval of all permits. The improvements will not be phased.

**Social and Economic Impacts:**

The desire of this project is to provide better housing and for a more desirable neighborhood. The density proposed is well within that indicated as acceptable in the Comprehensive Plan. 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 attractive for years to come.

Sincerely,

Brandon Cook  
Owner

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

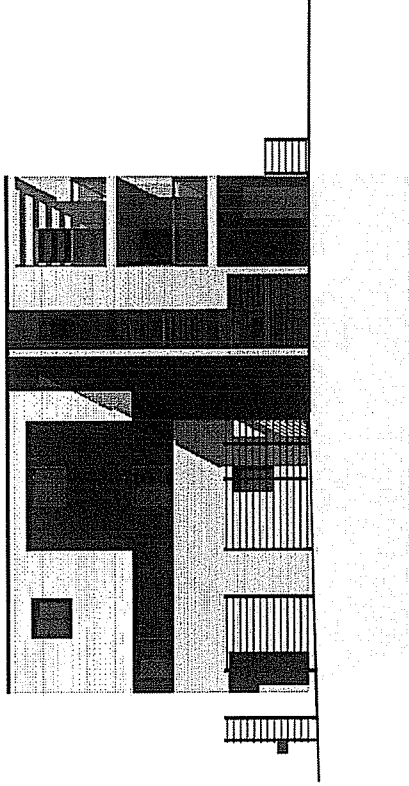
**Legal Description:** NW ¼ OF LOT 17 & NW1/4 OF LOT 18 SE ½ OF NW ½ OF LOT 17 & SE ½ OF NW ½ OF LOT 18 Original Plat of city of Madison in the city of Madison, Dane County, Wisconsin.

- A. Statement of Purpose:** This zoning district is established to allow for construction of a 4 unit apartment building in the rear yard of 115 and 117 S. Bassett Street. This will bring the total number of apartments to 10.
- B. Permitted uses:** to allow up to 10 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 as shown on approved plans.
- H. Lighting:** Lighting will be provided as shown on approved plans.
- I. Signage:** Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.
- J. Family definition:** Per Madison General Ordinances 28.03(2), a family is an individual, or two or more persons related by blood, marriage or legal adoption, living together as a single housekeeping unit in a dwelling unit, including foster children, and not more than four (4) roomers.
- 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 or foundation permit shall be issued without the approval of the Zoning Administrator.

# Bassett Apartments 115-117 S. Bassett

Major Alteration to an approved PUD-GDP-SIP

- |    |             |      |                  |
|----|-------------|------|------------------|
| A1 | Floor plans | SL-1 | Site plan        |
| A2 | Floor plans | SL-2 | Grading Plan     |
| A3 | Elevations  | SL-3 |                  |
| A4 | Elevations  | SL-4 | Landscape plan   |
| A5 | Sections    | SL-5 | Landscape legend |
| A6 | 3D images   |      |                  |
| A7 | 3D images   |      |                  |



ARD EBERLE ARCHITECTS

Owner: Brandon Cook  
115-117 South Bassett

PUD-SIP  
Bassett Apartments  
Major Alt to Approved PUD

Date 12/1/2010



ARD EBERLE ARCHITECTS

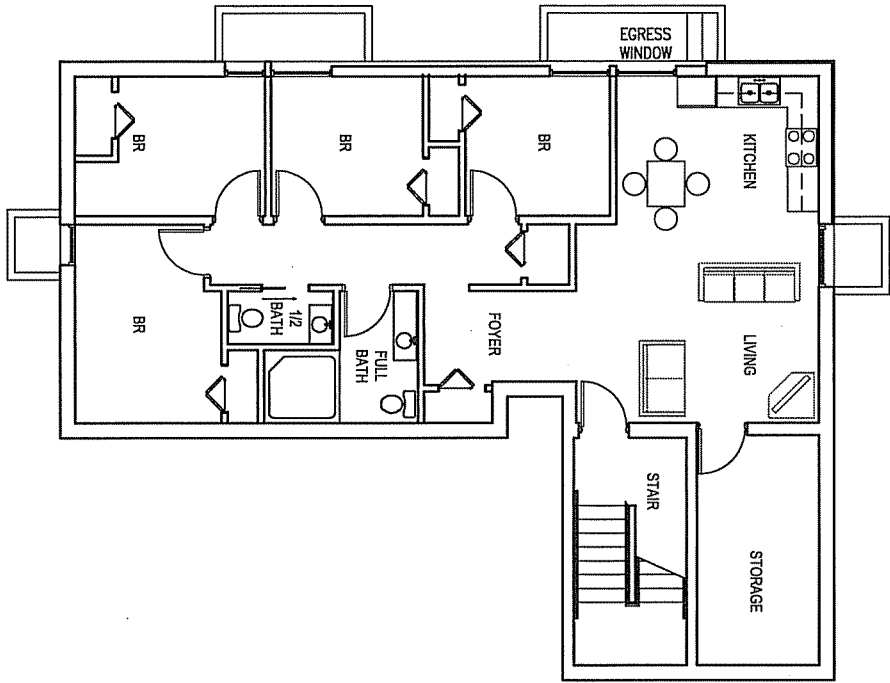
Owner: Brandon Cook  
115-117 South Bassett

PUD-SIP  
Bassett Apartments  
Major At to Approved PUD

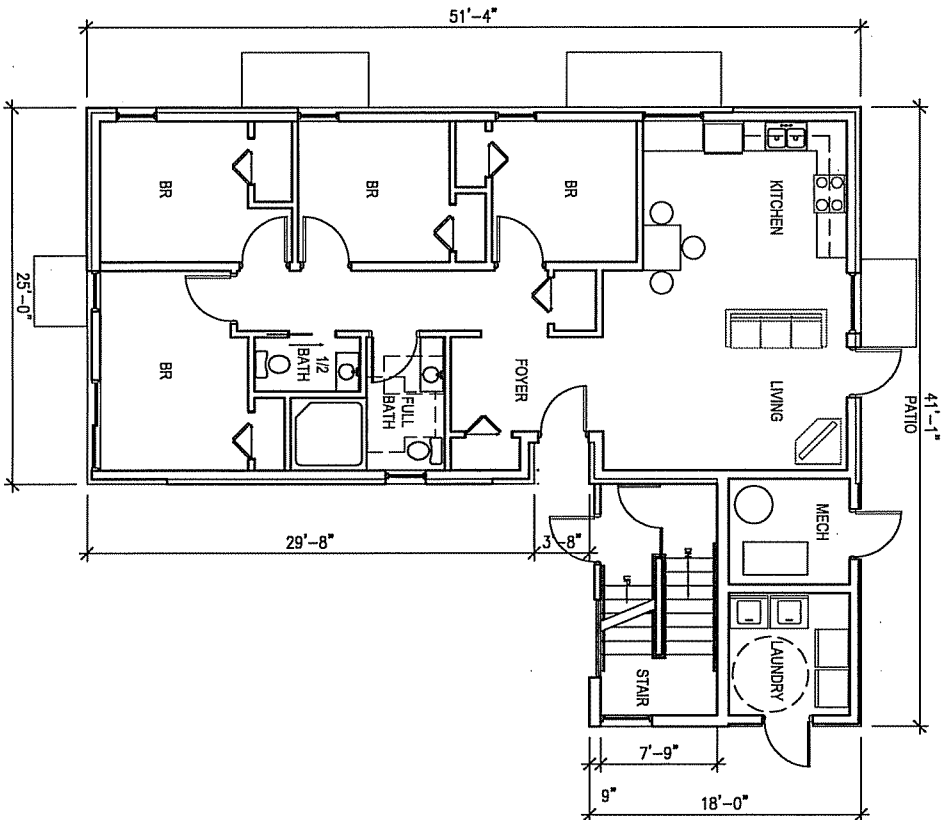
Date 12/1/2010

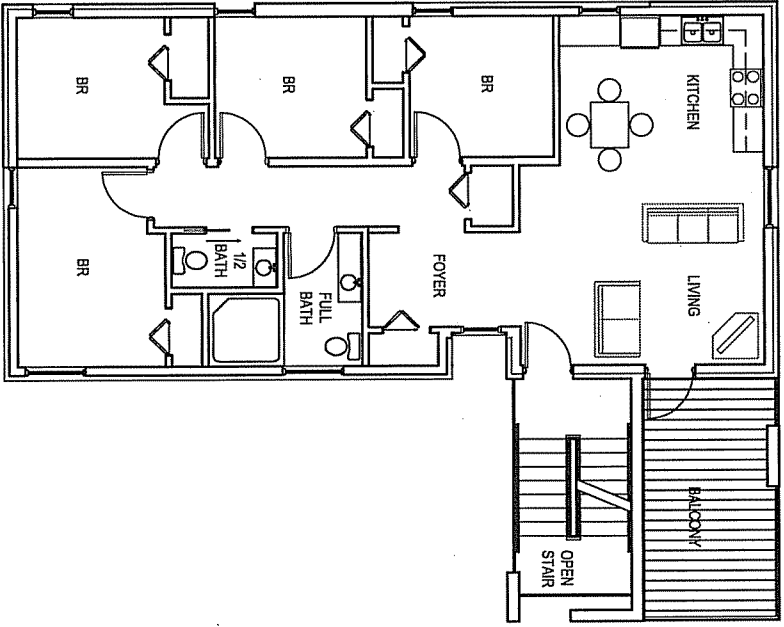
AI

1 LOWER LEVEL FLOOR PLAN  
1/8" = 1'-0"

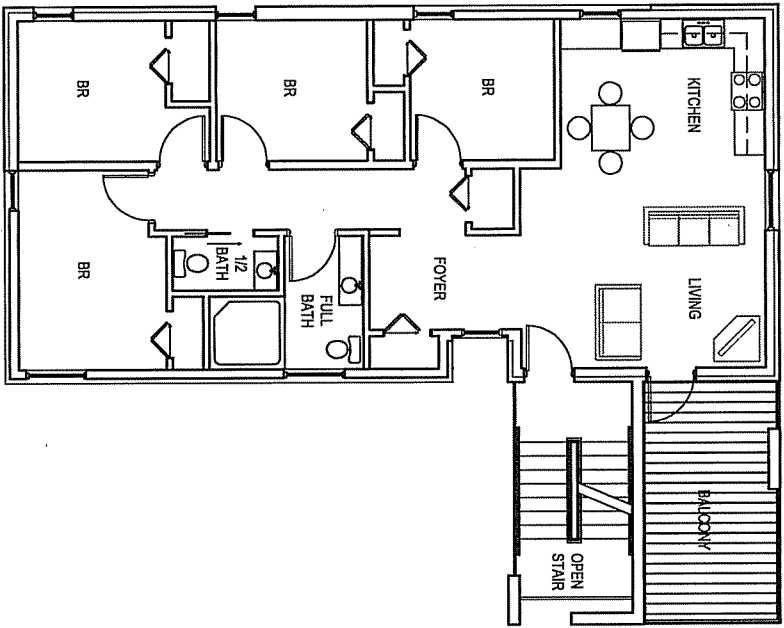


2 FIRST FLOOR PLAN  
1/8" = 1'-0"





3 SECOND FLOOR PLAN  
1/8" = 1'-0"



4 THIRD FLOOR PLAN  
1/8" = 1'-0"

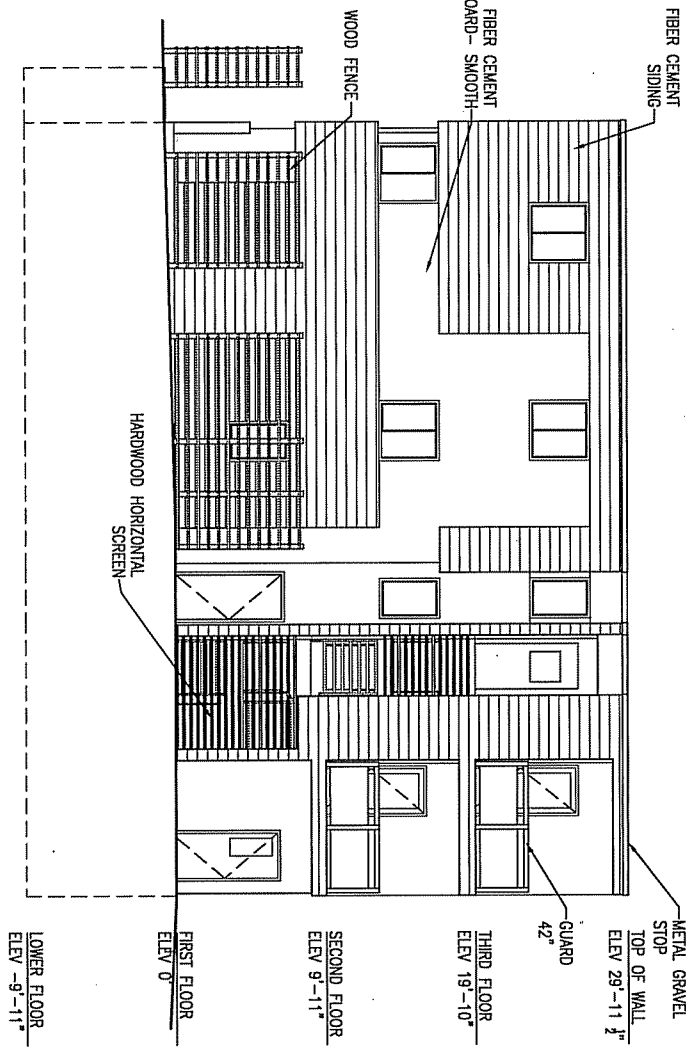
ARD EBERLE ARCHITECTS

Owner: Brandon Cook  
115-117 South Bassett

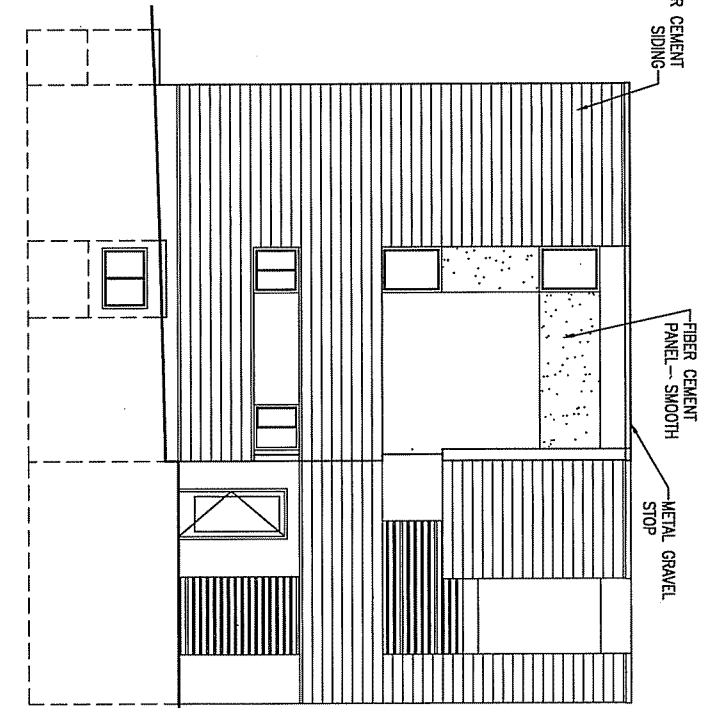
PUD-SIP  
Bassett Apartments  
Major Alt to Approved PUD

Date 12/1/2010

A2



1  
SOUTHWEST ELEVATION  
1/8" = 1'-0"



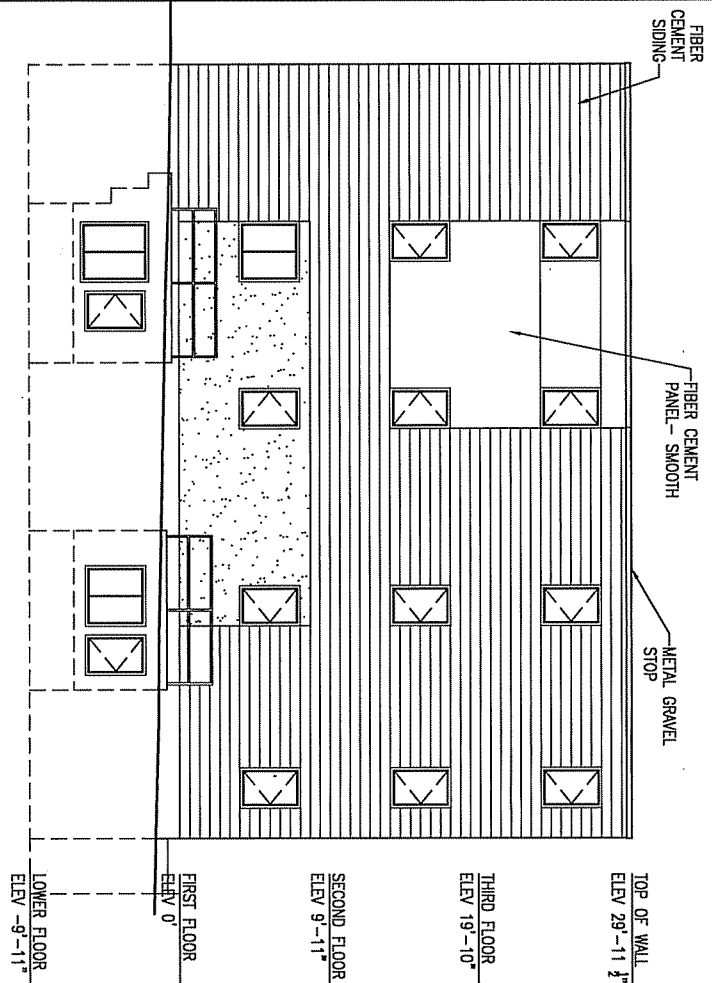
2  
NORTHWEST ELEVATION  
1/8" = 1'-0"

**ARD EBERLE ARCHITECTS**

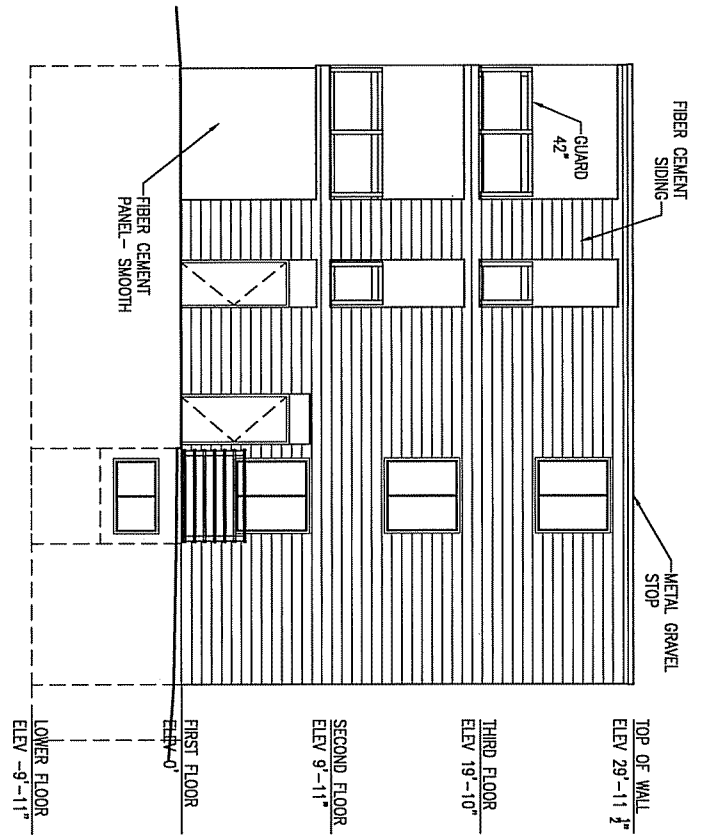
**Owner: Brandon Cook**  
115-117 South Bassett

**PUD-SIP**  
Bassett Apartments  
Major Alt to Approved PUD

Date 12/1/2010  
**A3**



1  
1/8" = 1'-0"  
NORTHEAST ELEVATION



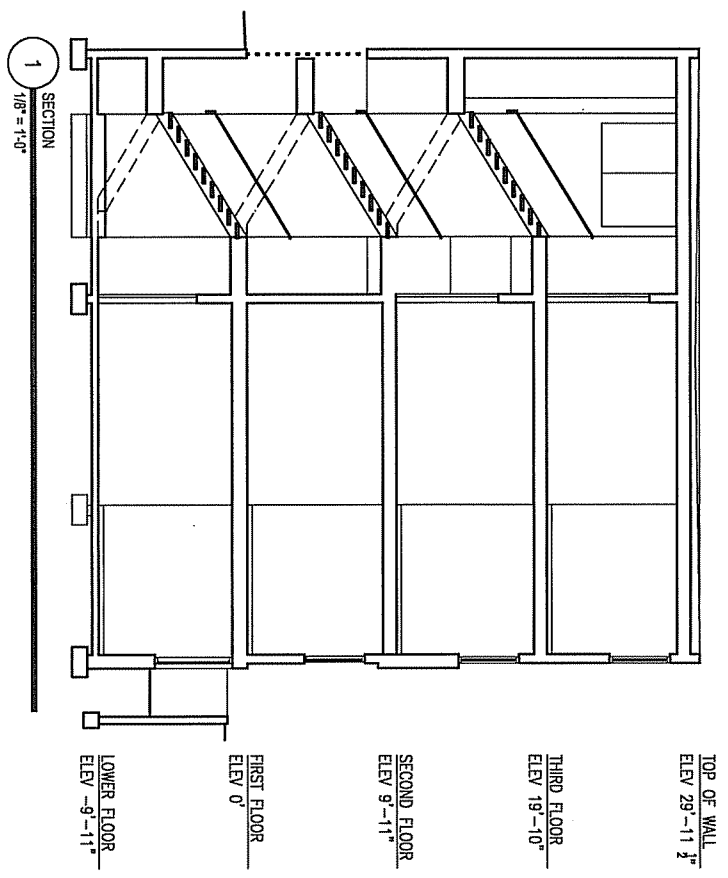
2  
1/8" = 1'-0"  
SOUTHEAST ELEVATION

**ARD EBERLE ARCHITECTS**

**Owner: Brandon Cook**  
115-117 South Bassett

**PUD-SIP**  
Bassett Apartments  
Major Alt to Approved PUD

Date 12/1/2010  
**A4**



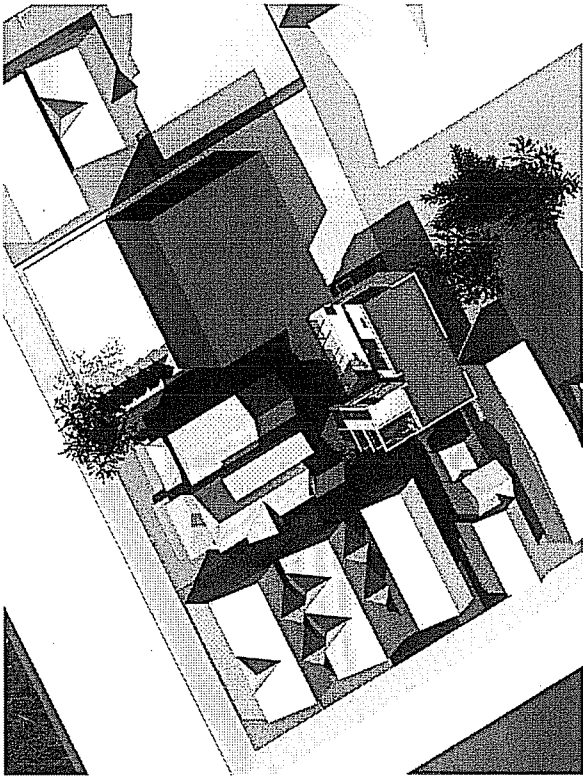
**ARD EBERLE ARCHITECTS**

**Owner: Brandon Cook**  
115-117 South Bassett

**PUD-SIP**  
Bassett Apartments  
Major Alt to Approved PUD

Date 12/1/2010

**A5**



1 AERIAL VIEW FROM WEST



2 AERIAL VIEW FROM SOUTH

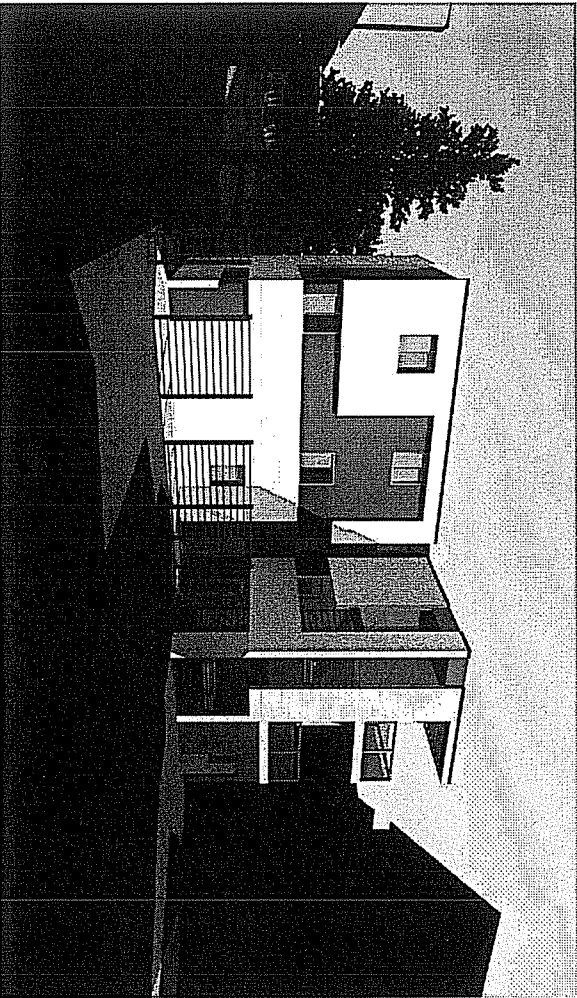
**ARD EBERLE ARCHITECTS**

**Owner: Brandon Cook  
115-117 South Bassett**

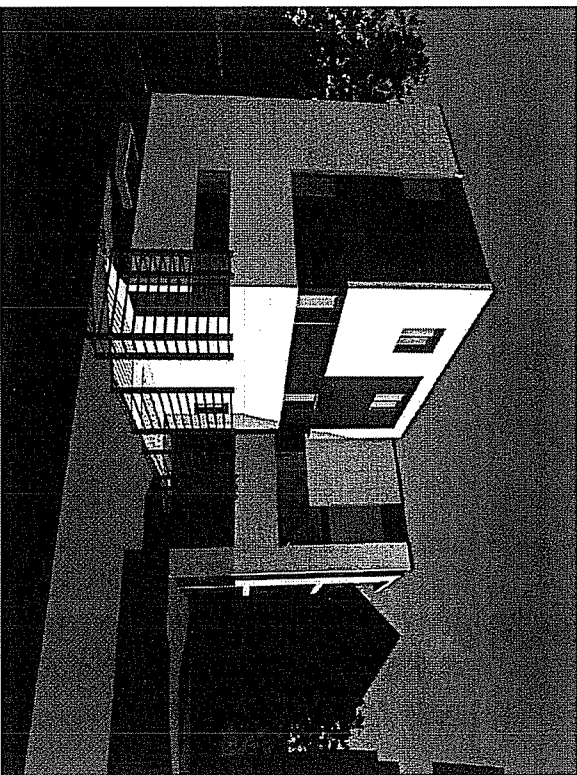
**PUD-SIP  
Bassett Apartments  
Major Alt to Approved PUD**

Date 12/1/2010

**AG**



1 VIEW FROM 115 S. BASSETT DRIVE- WEST



1 VIEW FROM NORTHWEST

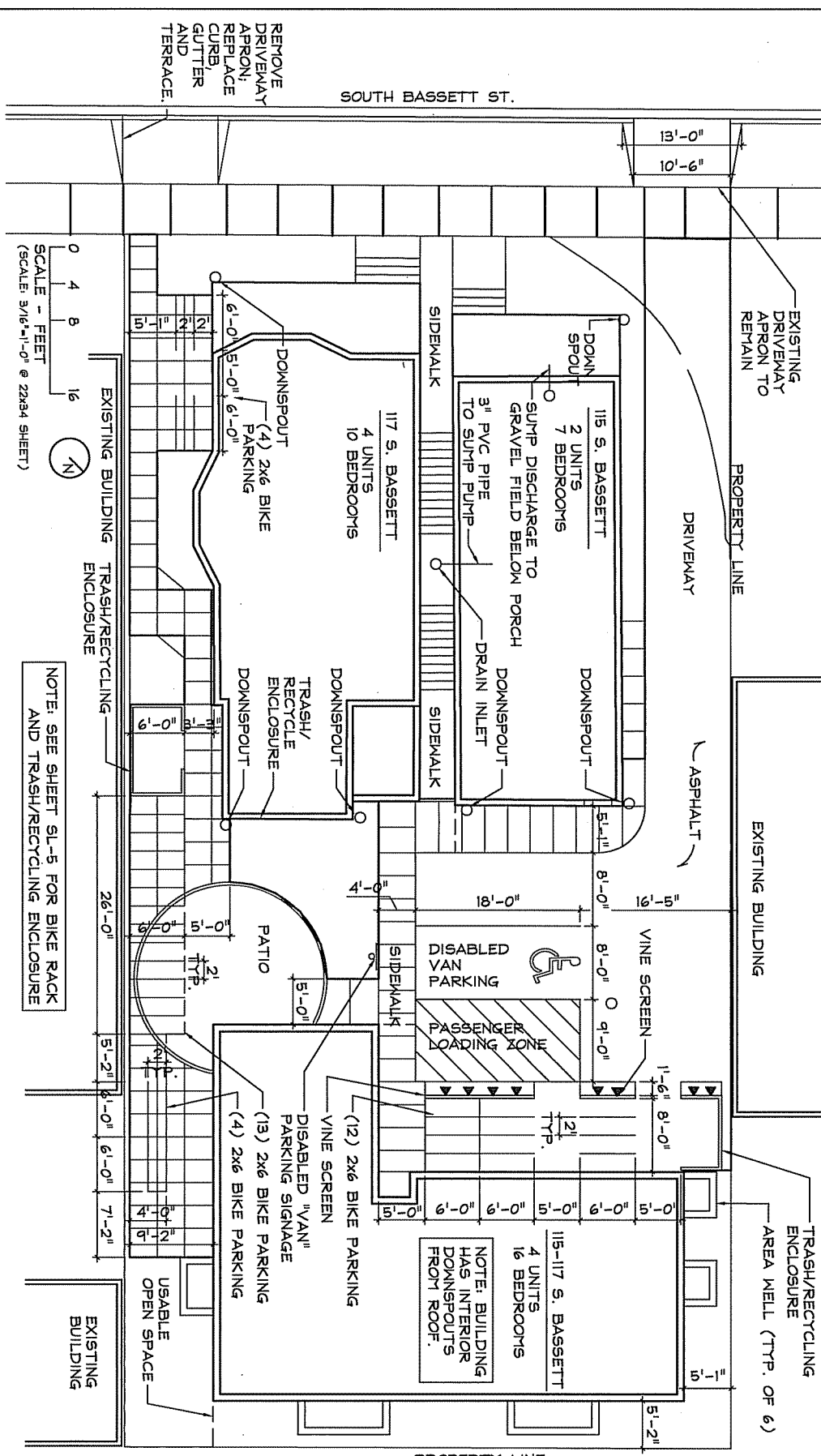
**ARD EBERLE ARCHITECTS**

**Owner: Brandon Cook  
115-117 South Bassett**

**PUD-SIP  
Bassett Apartments  
Major Alt to Approved PUD**

Date 12/1/2010

**A7**



SCALE - FEET  
 (SCALE: 3/16"=1'-0" @ 22x34 SHEET)

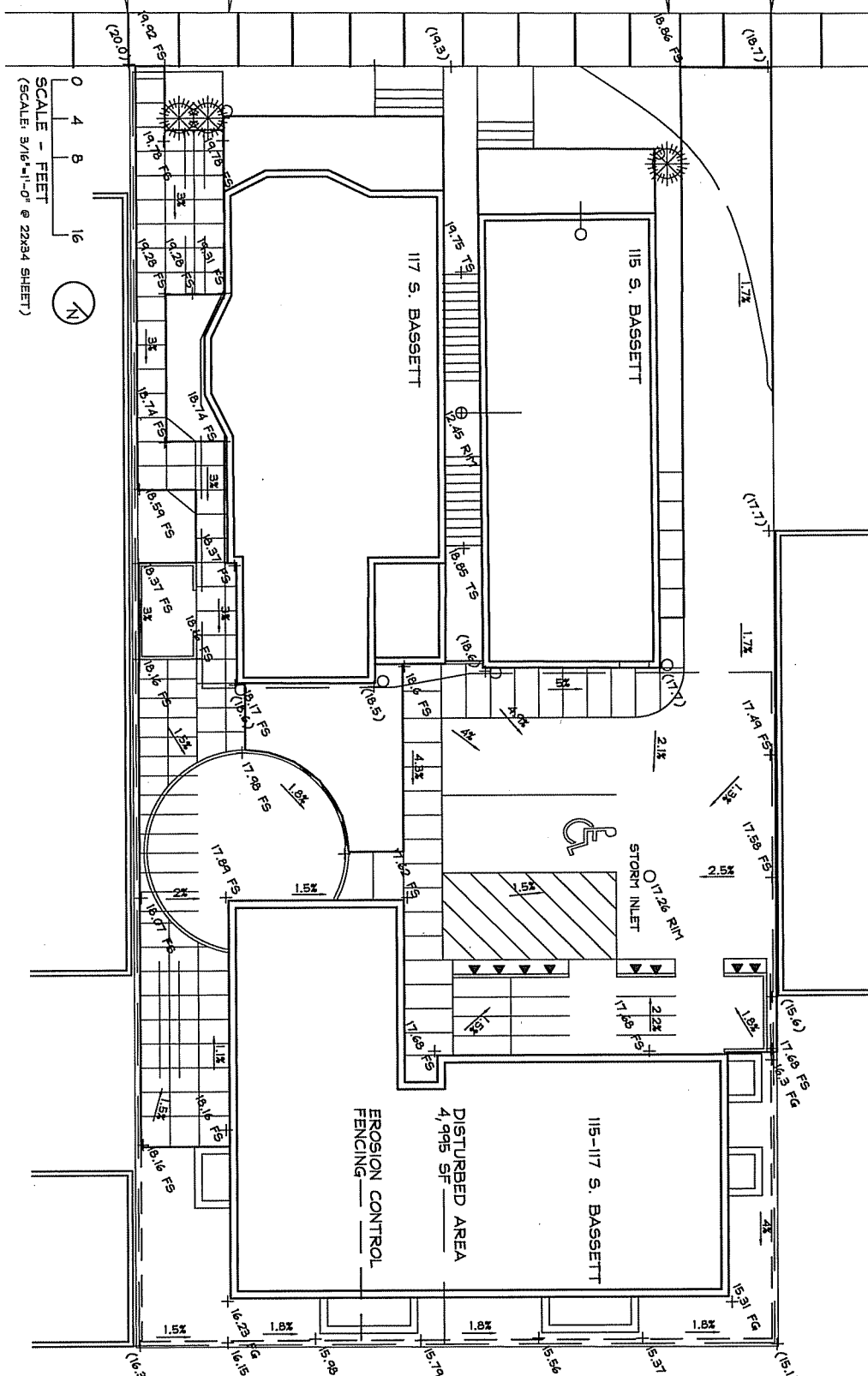
NOTE: SEE SHEET SL-5 FOR BIKE RACK AND TRASH/RECYCLING ENCLOSURE

**SITE STATISTICS**

<b>LOT SIZE: 9,750 SF</b>	
EXISTING SITE	IMPERVIOUS SURFACE AREA: 8,399 SF
IMPERVIOUS SURFACE RATIO: 85.9%	IMPERVIOUS SURFACE RATIO: 45.9%
<b>PROPOSED SITE</b>	
IMPERVIOUS SURFACE AREA: 7,436 SF	IMPERVIOUS SURFACE RATIO: 85%
<b>USABLE OPEN SPACE</b>	
USABLE OPEN SPACE AREA: 942 SF	USABLE OPEN SPACE RATIO: 10.7%
<b>TOTAL BEDROOMS (33 PROPOSED)</b>	
BIKE PARKING REQUIRED:	33
BIKE PARKING PROVIDED:	33



SOUTH BASSETT ST.



SCALE - FEET  
 (SCALE: 3/16"=1'-0" @ 22x34 SHEET)

0 4 8 16

(N)

**LEGEND**

(20.0) EXISTING ELEVATION  
 20.00 TS FINISH SURFACE  
 20.00 FG FINISH GRADE  
 20.00 RIM RIM ELEVATION

**ANDERSON ARCHITECTS**

**thiel studio**

**Bassett St. Residential**

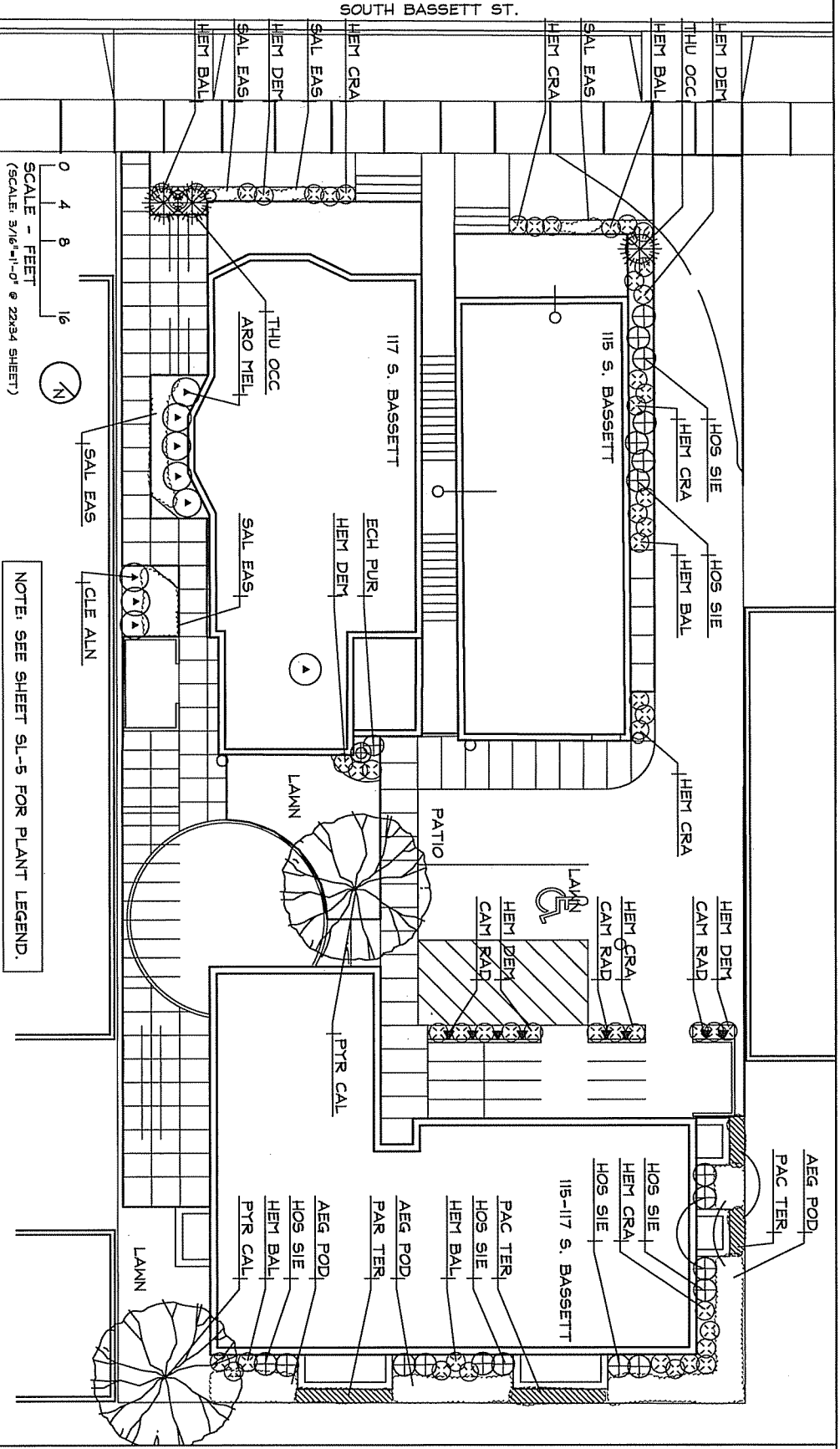
115-117 South Bassett St.  
 Madison, WI

Grading Plan /  
 Erosion Control Plan

December 1, 2010

SL-2

ARC EERIE ARCHITECTS



SCALE - FEET  
(SCALE: 3/8"=1'-0" @ 22x34 SHEET)

NOTE: SEE SHEET SL-5 FOR PLANT LEGEND.

**Bassett St.  
Residential**

115-117 South Bassett St.  
Madison, WI

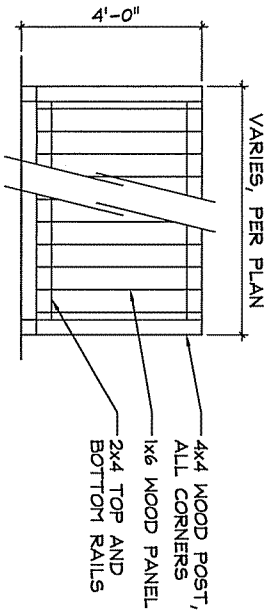
Landscapes Plan

December 1, 2010

**SL-4**

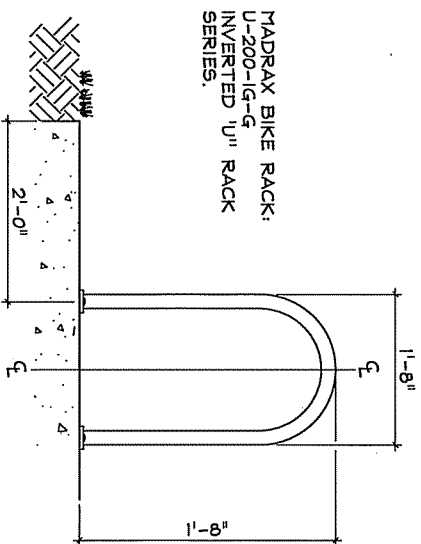
LANDSCAPE PLANT LEGEND

Symbol	Botanical name	Common Name	Size	Root	Quantity	Comments
<b>TREES</b>						
PYR CAL	<i>Pyrus calleryana</i>	Callery Pear	2' Gal.	B&B	2	
<b>EVERGREEN TREES/SHRUBS</b>						
THU OCC	<i>Thuja occidentalis 'Smaragd'</i>	Emerald Green Arborvitae	4' Ht.	Cont.	3	
<b>DECIDUOUS SHRUBS</b>						
ARO MEL	<i>Aronia melanocarpa</i>	Black Chokeberry	5 Gal.	Cont.	5	
CLE ALN	<i>Clethra alnifolia</i>	Hemlockshrub Sumac	5 Gal.	Cont.	3	
<b>PERENNIALS / GROUNDCOVER / VINE</b>						
ASG POD	<i>Asagittaria podagraria</i>	Bishop's Head	4' Pot	Cont.		Plant at 12' O.C.
CAN RAD	<i>Campsis radicans</i>	Trompetcräppler	3 Gal.	Cont.	8	
ECH PUR	<i>Echinacea purpurea</i>	Ruby Star Coneflower	3 Gal.	Cont.	2	Red/Orange Flowers
HEN BAL	<i>Hemerocallis 'Gold'</i>	Baltimore Oriole	3 Gal.	Cont.	15	Scarlet Red Flowers
HEN CRA	<i>Hemerocallis 'Cradle of Liberty'</i>	Cradle of Liberty	3 Gal.	B&B	11	Yellow Flowers
HEN DEB	<i>Hemerocallis 'Demetrius'</i>	Demetrius Daylily	3 Gal.	Cont.	12	Blue/green Leaves
HOS SIE	<i>Hosta sieboldiana 'Elegans'</i>	Elegans Hosta	3 Gal.	Cont.	19	Plant at 12' O.C.
PAC TER	<i>Pachysandra terminalis</i>	Pachysandra	4' Pot	Cont.		Plant at 12' O.C.
SAL EAG	<i>Salvia 'Ezra Fishland'</i>	East Fishland Salvia	4' Pot	Cont.		Plant at 12' O.C.



TRASH / RECYCLING ENCLOSURE

N.T.S.



BIKE RACK

N.T.S.