

June 17, 2015

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 amendment to an approved PD-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

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. 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 7 bedrooms, and 117 S Bassett is currently a 3 story 4 unit building with 10 bedrooms. The site is currently zoned PD-SIP.

Proposed Changes:

1. Roofing material change on 115 and 117 from metal roof to architectural shingle.
2. Relocating a small portion of landscaping to accommodate windows and doors.
3. A new rear apartment building will be constructed in the rear of the lot. It will have two 4-bedroom units, one 5-bedroom unit and a 1-bedroom unit. It will also house an indoor laundry for all residents.

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

Project Schedule:

Construction will be completed by a professional contractor. The construction will begin as soon as all permits are issued. 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,

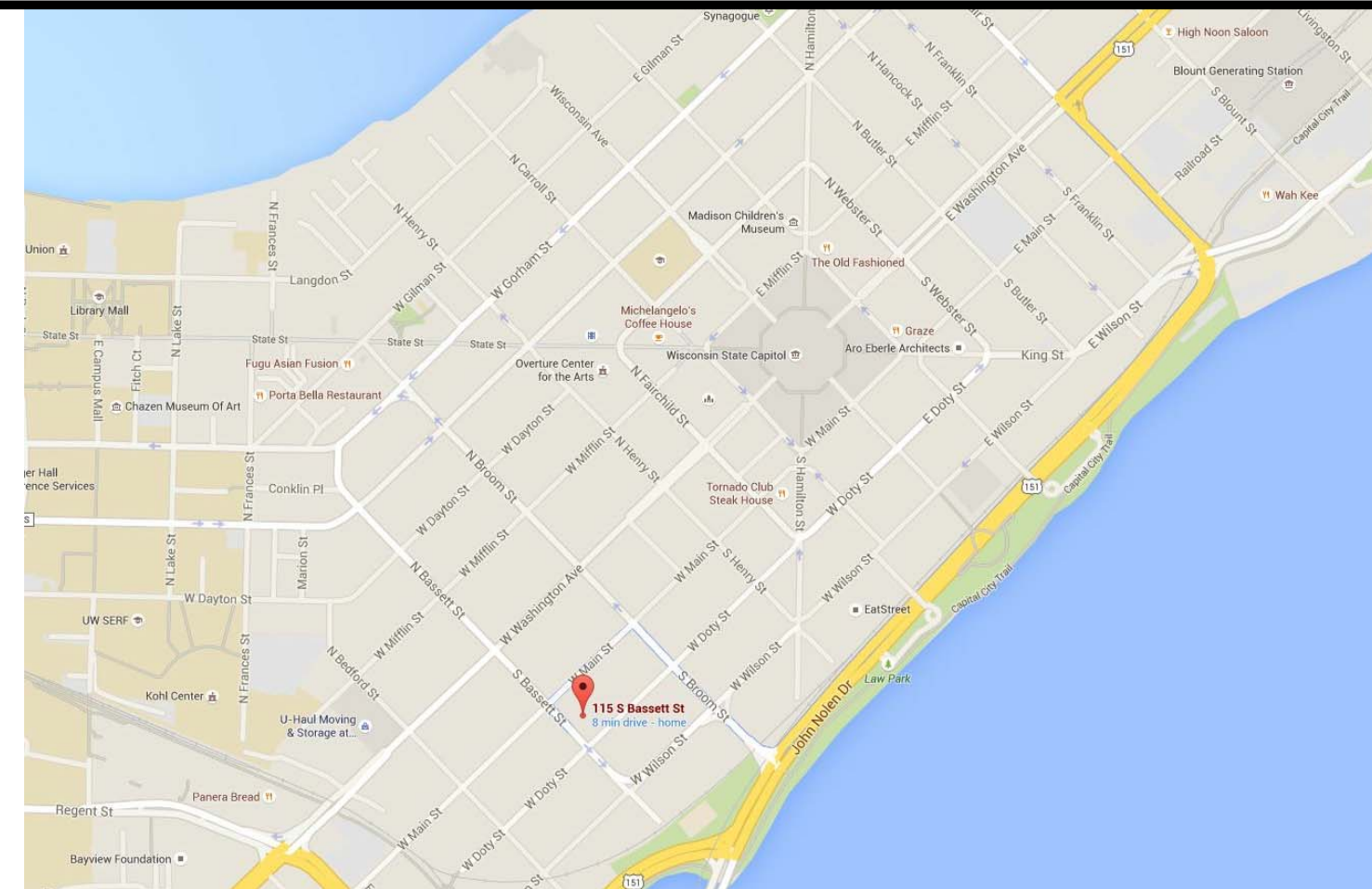
Brandon Cook
Owner

Bassett Apartments

115-117 S. Bassett Street

Major Amendment to Approved PD-SIP

- | | | | |
|----|-------------------|------|------------------------|
| T1 | Cover Sheet | SL-1 | Site Layout Plan |
| T2 | Contextual Photos | SL-2 | Grading Plan |
| T3 | Contextual Photos | SL-3 | Landscape Plan |
| A1 | Floor Plans | SL-4 | Landscape Legend |
| A2 | Floor Plans | SL-5 | Illustrative Site Plan |
| A3 | Elevations | | |
| A4 | Elevations | | |
| A5 | 3D Views | | |
| A6 | 3D Views | | |
| A7 | 3D Views | | |

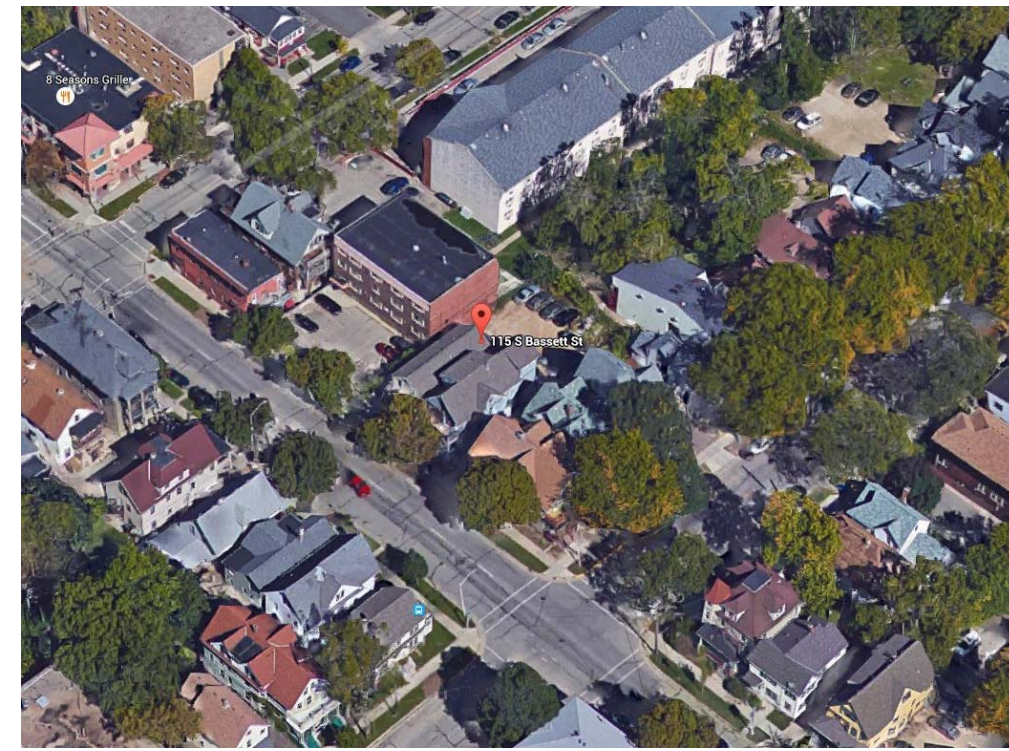


Brandon Cook
 115-117 South Bassett
 115-117 S. Bassett Street
 Madison, WI 53703

No.	Description	Date	Cover Sheet		
			Project number	BRC-15-02	T1
			Date	6/10/2015	
			Scale		
			Project Phase	Major Amendment to Approved PD-SIP	



115-117 S. BASSETT STREET



SITE AERIAL



115-117 S. BASSETT STREET



NEIGHBORING PROPERTIES



Brandon Cook
115-117 South Bassett

115-117 S. Bassett Street
Madison, WI 53703

No.	Description	Date	Contextual Photos	
			Project number	BRC-15-02
			Date	6/10/2015
			Scale	
			Project Phase	Major Amendment to Approved PD-SIP

T2



115-117 S. BASSETT STREET BACK LOT



115-117 S. BASSETT STREET BACK LOT



115-117 S. BASSETT STREET BACK LOT



115-117 S. BASSETT STREET BACK LOT

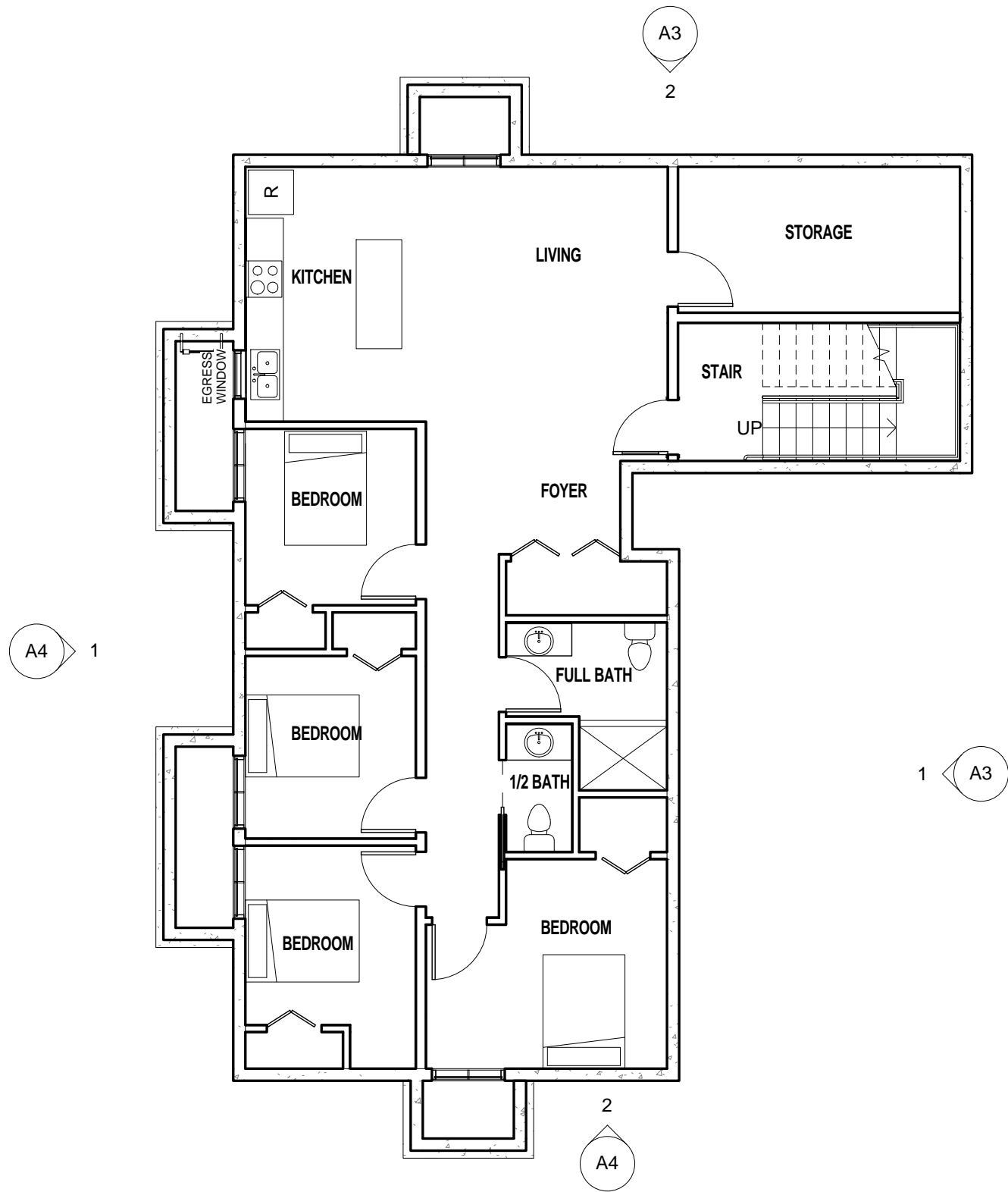


Brandon Cook
115-117 South Bassett

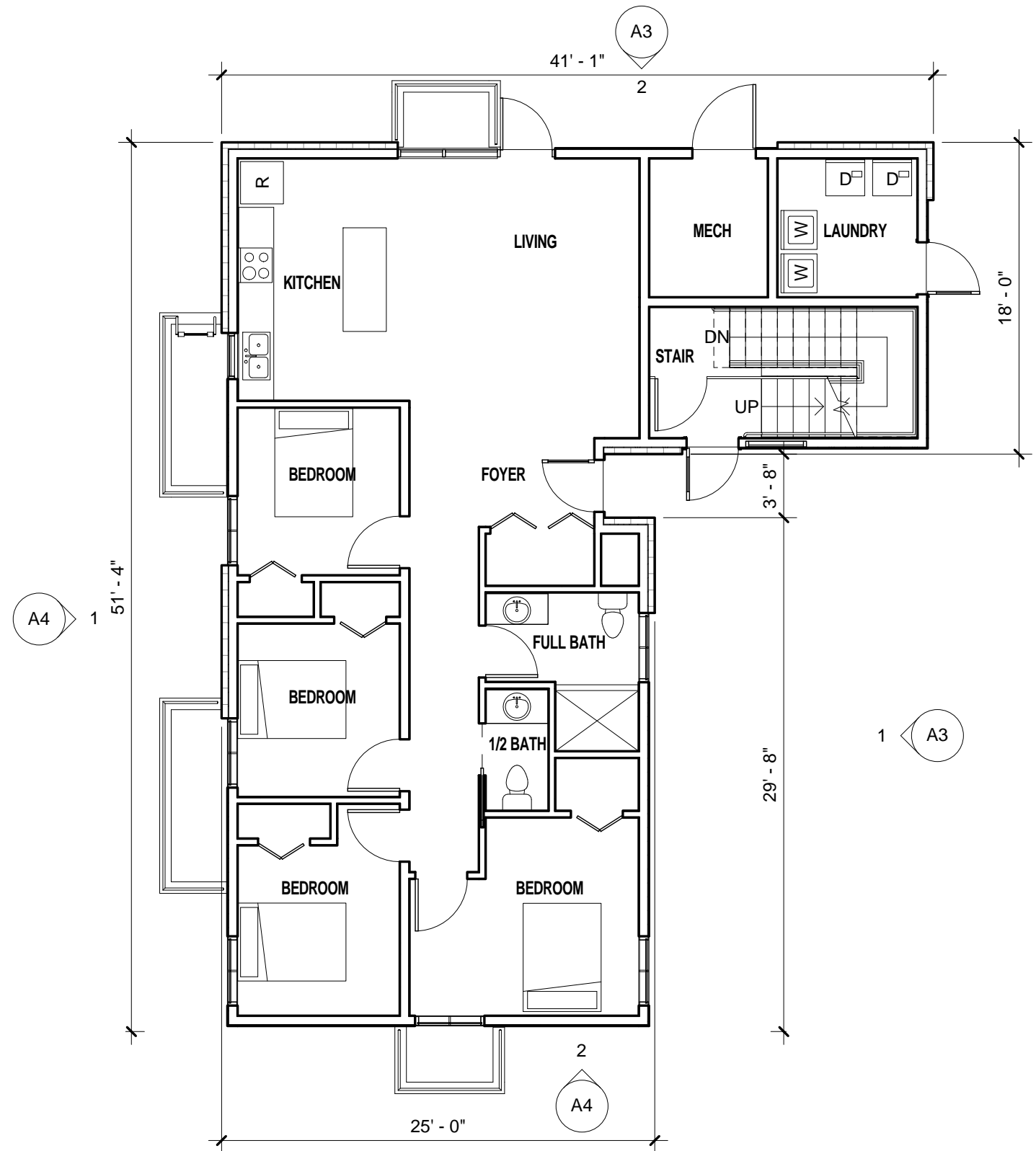
115-117 S. Bassett Street
Madison, WI 53703

No.	Description	Date	Contextual Photos	
			Project number	BRC-15-02
			Date	6/10/2015
			Scale	
			Project Phase	Major Amendment to Approved PD-SIP

T3



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



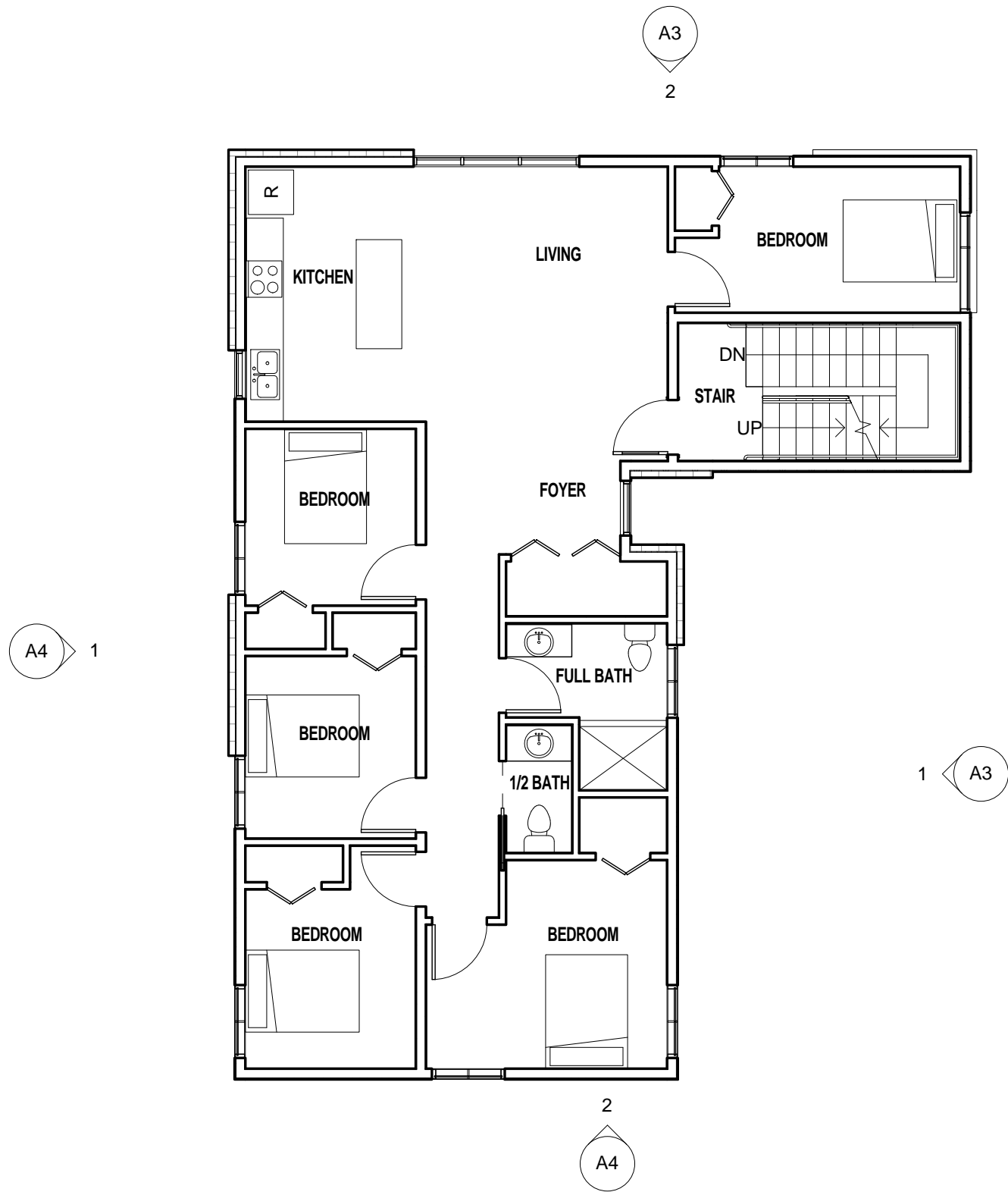
2 FIRST FLOOR
1/8" = 1'-0"



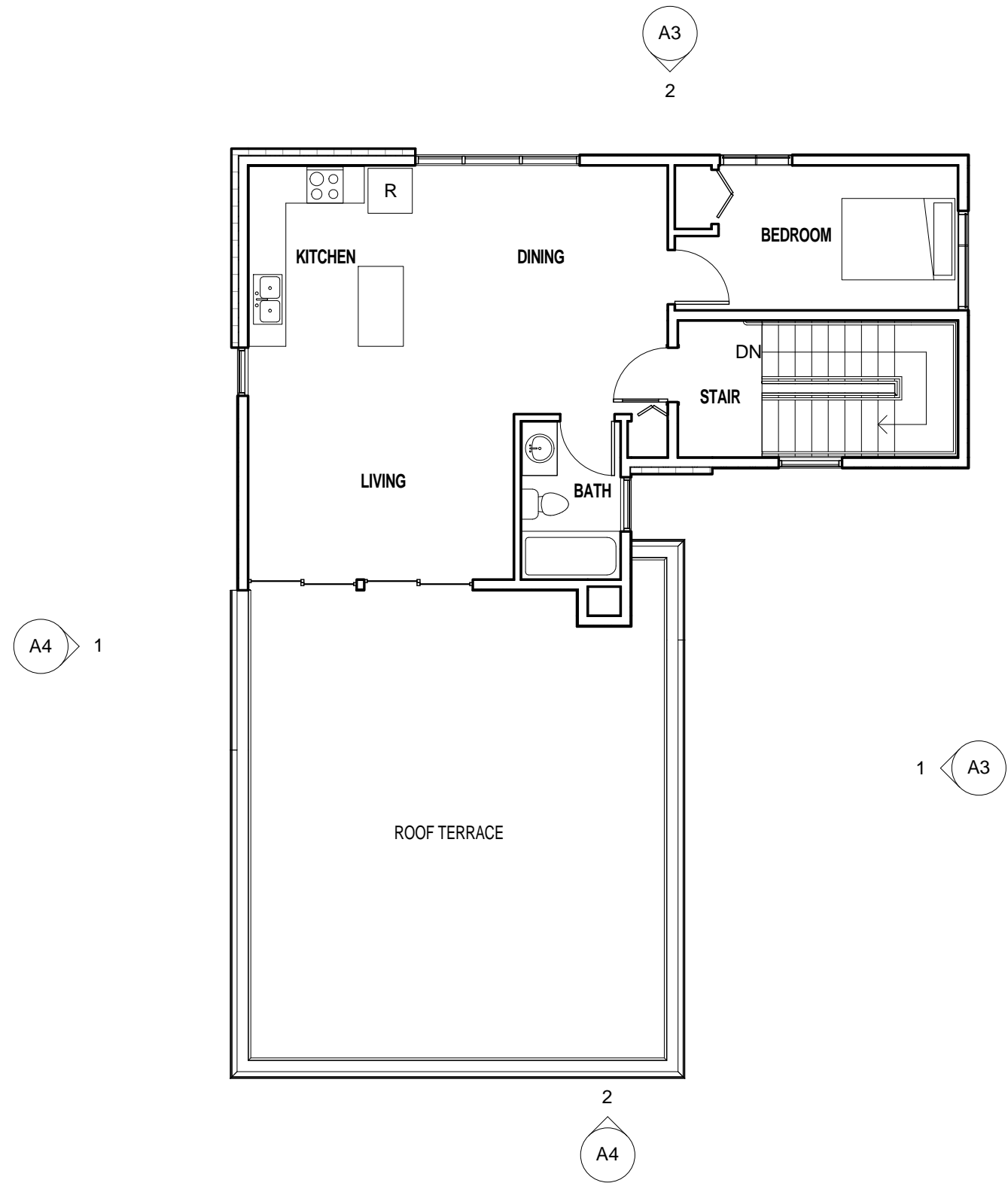
Brandon Cook
115-117 South Bassett
115-117 S. Bassett Street
Madison, WI 53703

No.	Description	Date	Floor Plans	
			Project number	BRC-15-02
			Date	6/10/2015
			Scale	1/8" = 1'-0"
			Project Phase	Major Amendment to Approved PD-SIP

A1



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



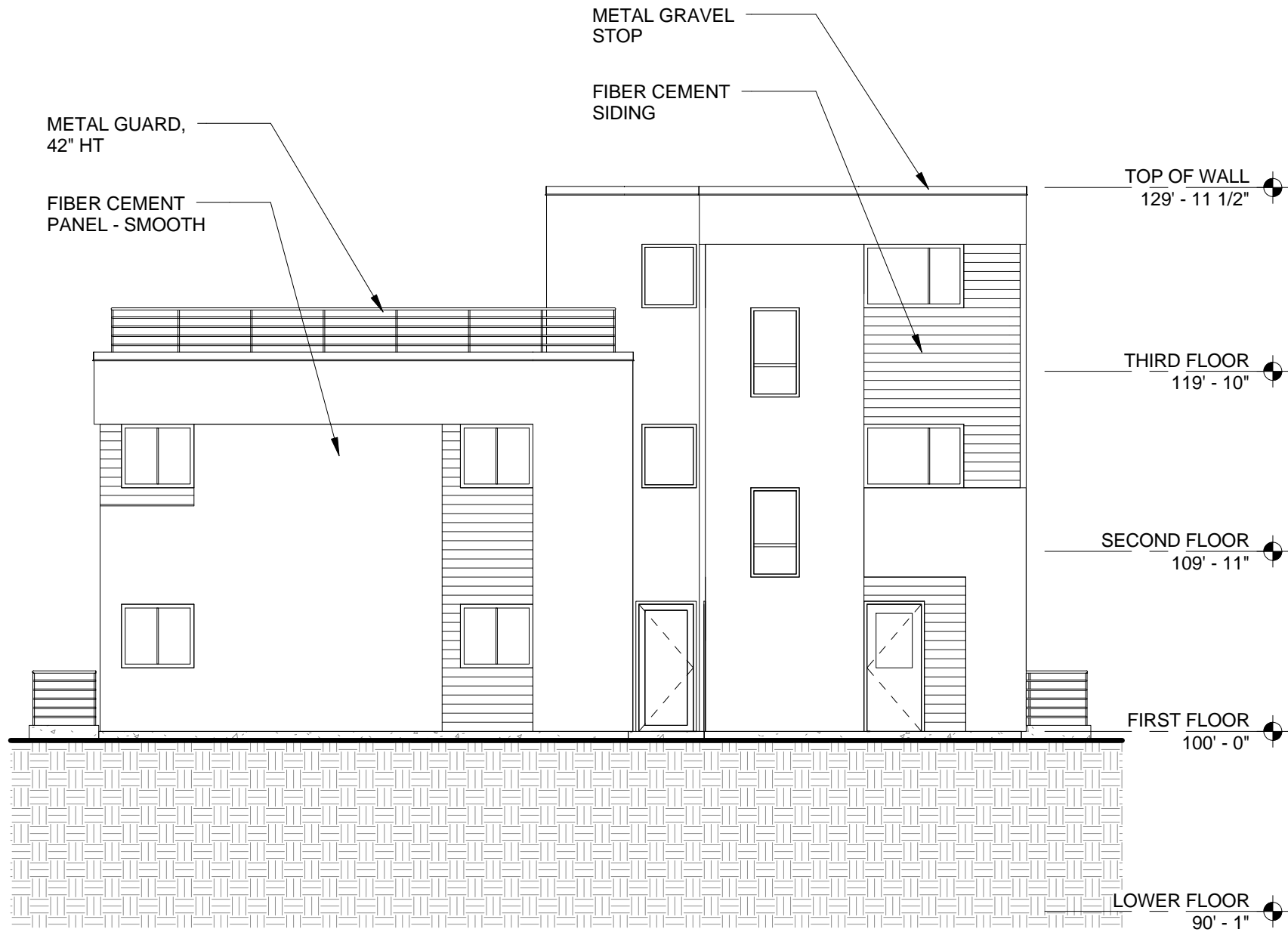
2 THIRD FLOOR
1/8" = 1'-0"



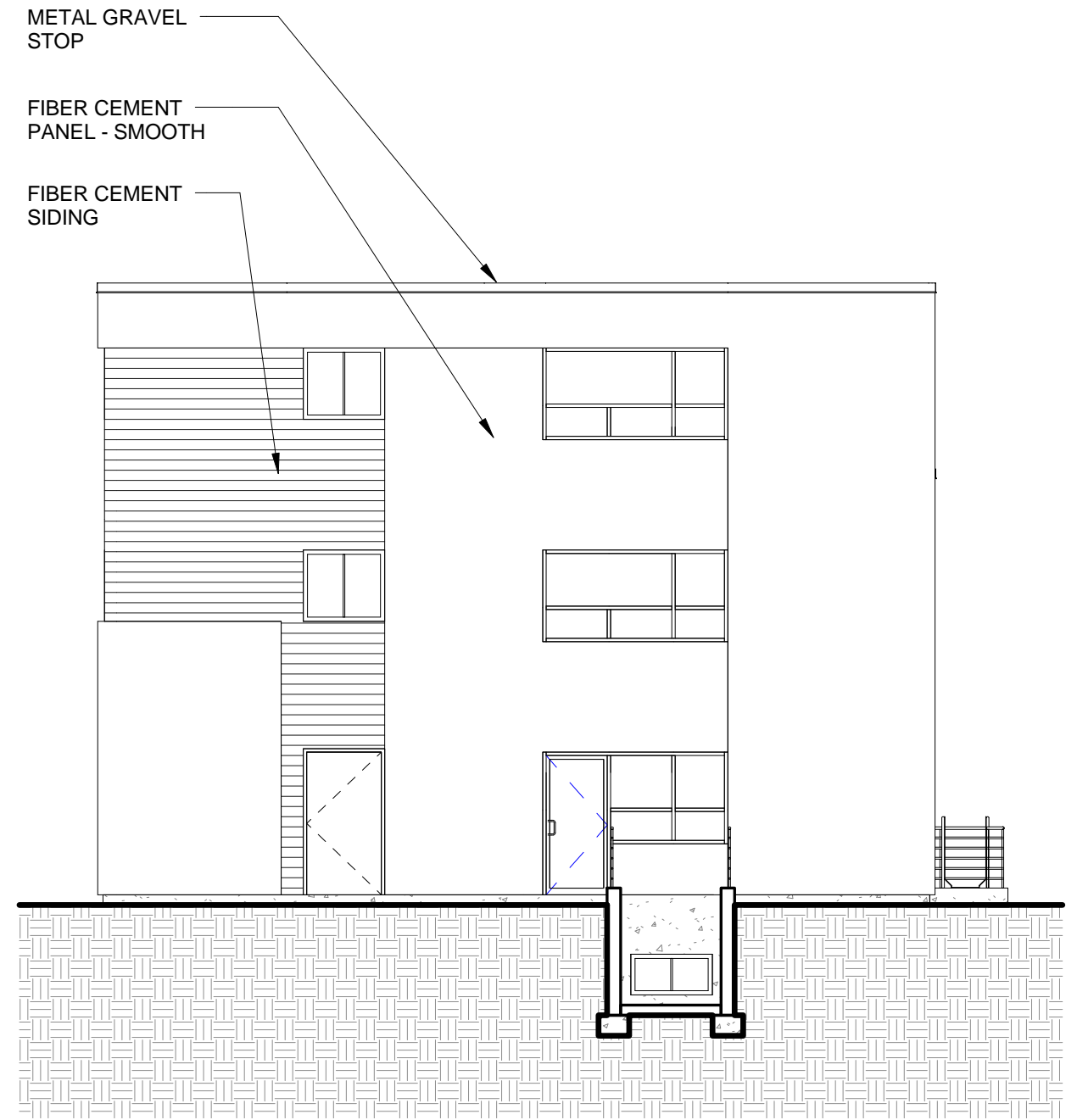
Brandon Cook
115-117 South Bassett
115-117 S. Bassett Street
Madison, WI 53703

No.	Description	Date	Floor Plans	
			Project number	BRC-15-02
			Date	6/10/2015
			Scale	1/8" = 1'-0"
			Project Phase	Major Amendment to Approved PD-SIP

A2

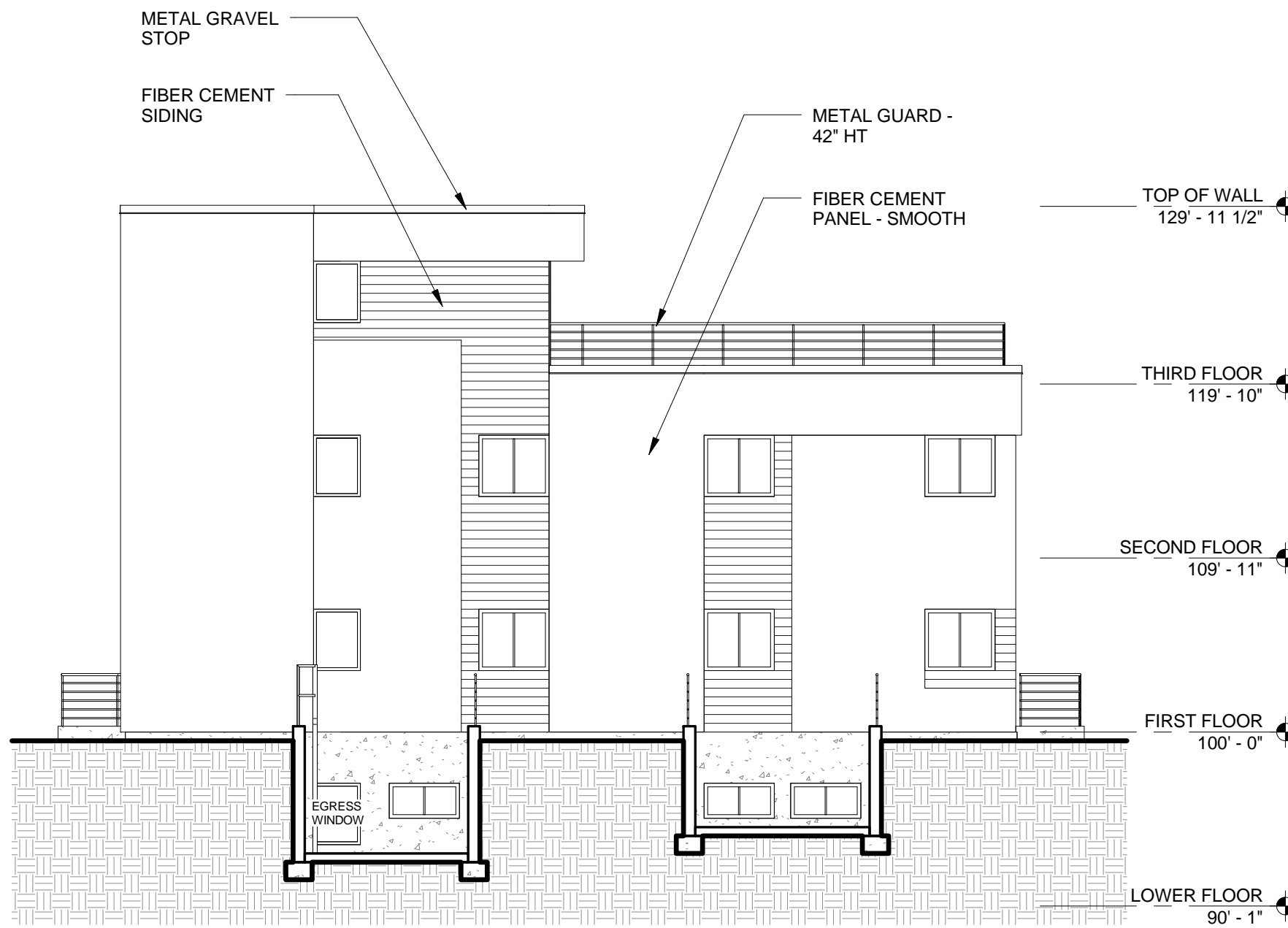


1 **SOUTHWEST ELEVATION**
1/8" = 1'-0"

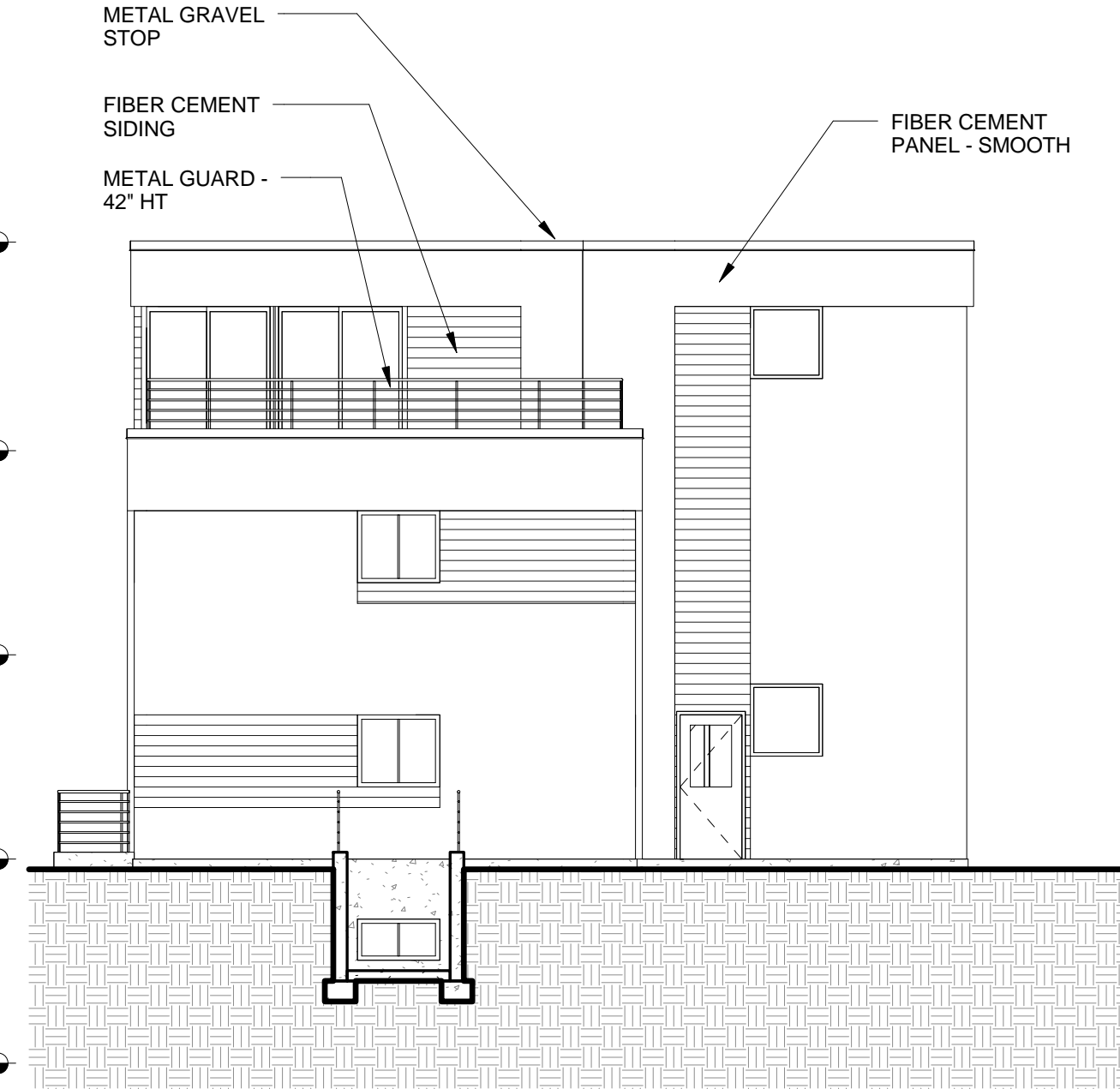


2 **SOUTHEAST ELEVATION**
1/8" = 1'-0"

No.	Description	Date	Elevations	
			Project number	BRC-15-02
			Date	6/10/2015
			Scale	1/8" = 1'-0"
			Project Phase	Major Amendment to Approved PD-SIP



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



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

No.	Description	Date	Elevations	
			Project number	BRC-15-02
			Date	6/10/2015
			Scale	1/8" = 1'-0"
			Project Phase	Major Amendment to Approved PD-SIP



AERIAL VIEW FROM WEST



AERIAL VIEW FROM SOUTH



Brandon Cook
115-117 South Bassett

115-117 S. Bassett Street
 Madison, WI 53703

No.	Description	Date

3D Views

Project number	BRC-15-02
Date	6/10/2015
Scale	
Project Phase	Major Amendment to Approved PD-SIP

A5



VIEW FROM WEST



VIEW FROM SOUTH



Brandon Cook
115-117 South Bassett

115-117 S. Bassett Street
 Madison, WI 53703

No.	Description	Date

3D Views

Project number	BRC-15-02
Date	6/10/2015
Scale	
Project Phase	Major Amendment to Approved PD-SIP

A6



VIEW FROM NORTH

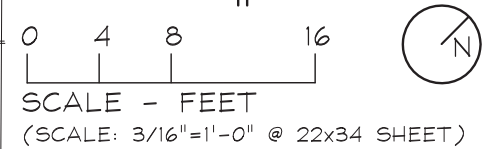
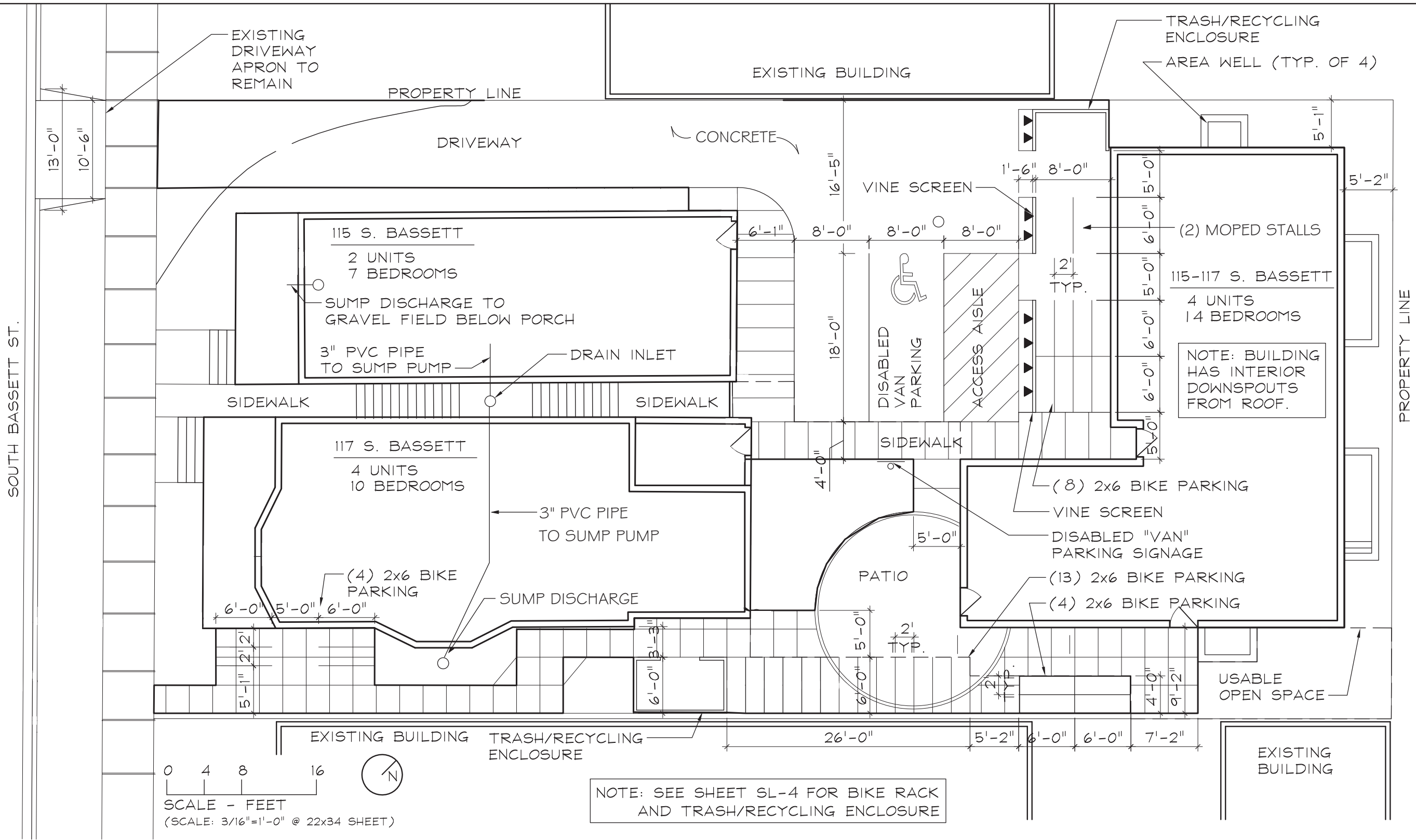


VIEW FROM EAST

No.	Description	Date

3D Views

Project number	BRC-15-02
Date	6/10/2015
Scale	
Project Phase	Major Amendment to Approved PD-SIP



NOTE: SEE SHEET SL-4 FOR BIKE RACK AND TRASH/RECYCLING ENCLOSURE

SITE STATISTICS

LOT SIZE: 8,750 SF	
EXISTING SITE	
IMPERVIOUS SURFACE AREA:	8,388 SF
IMPERVIOUS SURFACE RATIO:	95.9%
PROPOSED SITE	
IMPERVIOUS SURFACE AREA:	7,436 SF
IMPERVIOUS SURFACE RATIO:	85%
USABLE OPEN SPACE	
USABLE OPEN SPACE AREA:	942 SF
USABLE OPEN SPACE RATIO:	10.7%
TOTAL BEDROOMS (31 PROPOSED)	
BIKE PARKING REQUIRED:	31
BIKE PARKING PROVIDED:	31 (INCL 2 MOPED)

REVISIONS:

Bassett St.
Residential

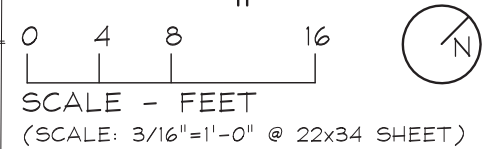
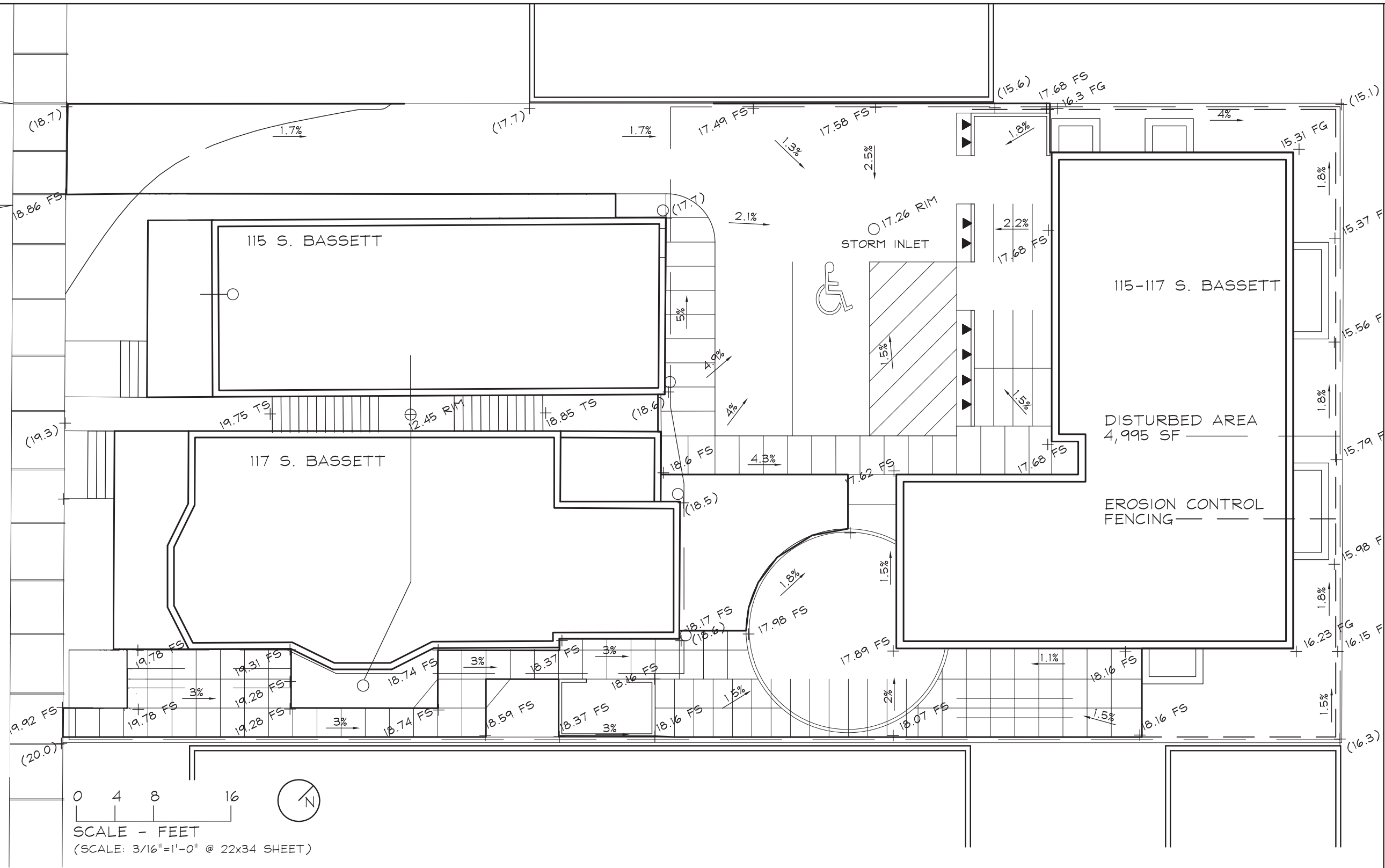
115-117 South Bassett St.
Madison, WI

Site Layout Plan

June 10, 2015

SL-1

SOUTH BASSETT ST.



LEGEND

- (20.0) EXISTING ELEVATION
- 20.00 FS FINISH SURFACE
- 20.00 TS TOP OF STEP
- 20.00 FG FINISH GRADE
- 20.00 RIM RIM ELEVATION

REVISIONS:

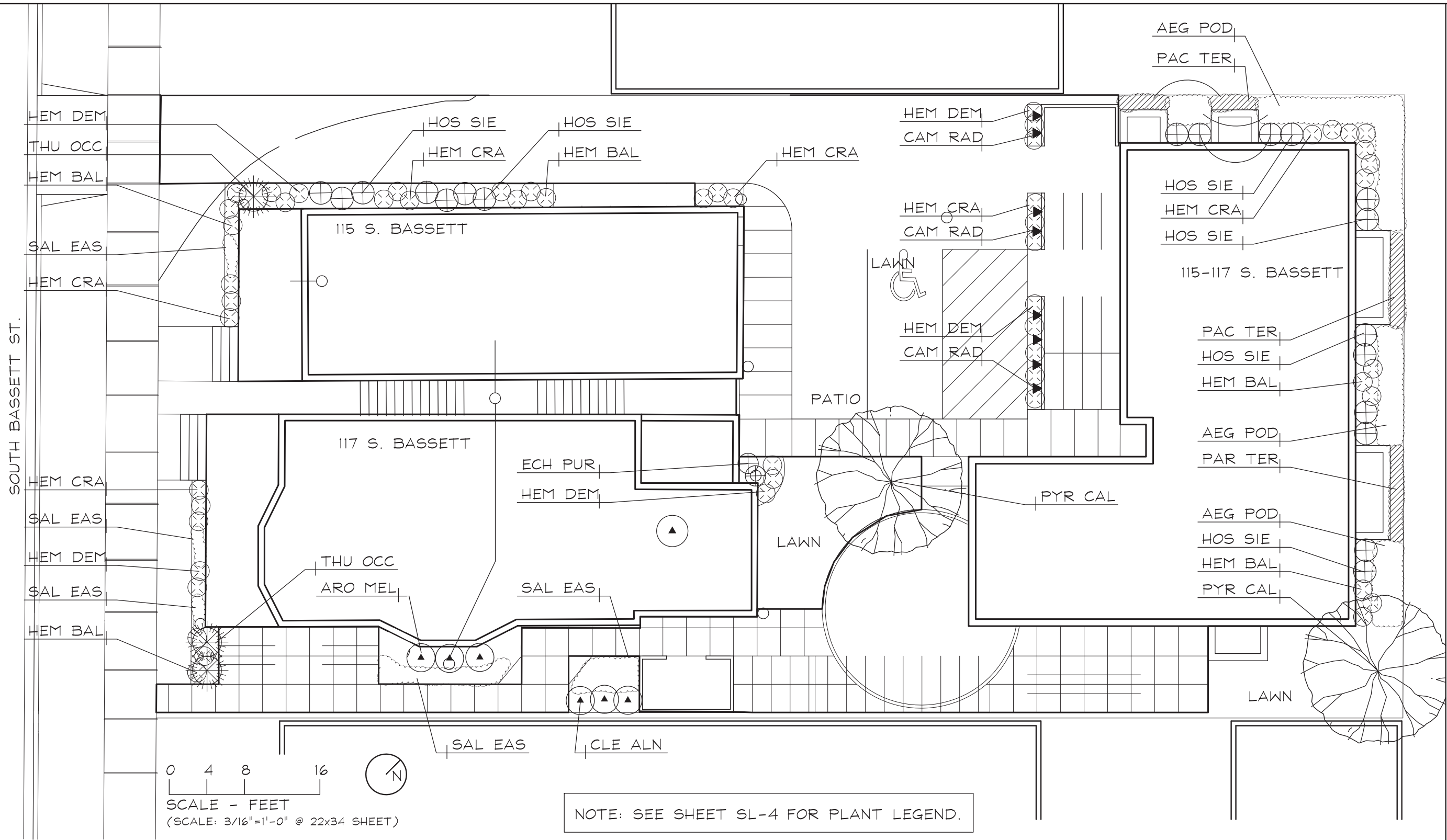
Bassett St.
Residential

115-117 South Bassett St.
Madison, WI

Grading Plan /
Erosion Control Plan

June 10, 2015

SL-2



REVISIONS:

Bassett St. Residential

115-117 South Bassett St.
Madison, WI

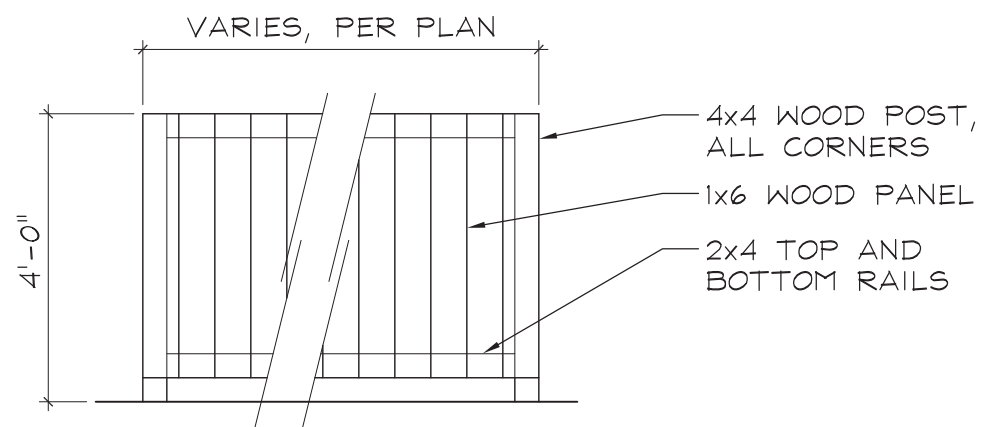
Landscape Plan

June 10, 2015

SL-3

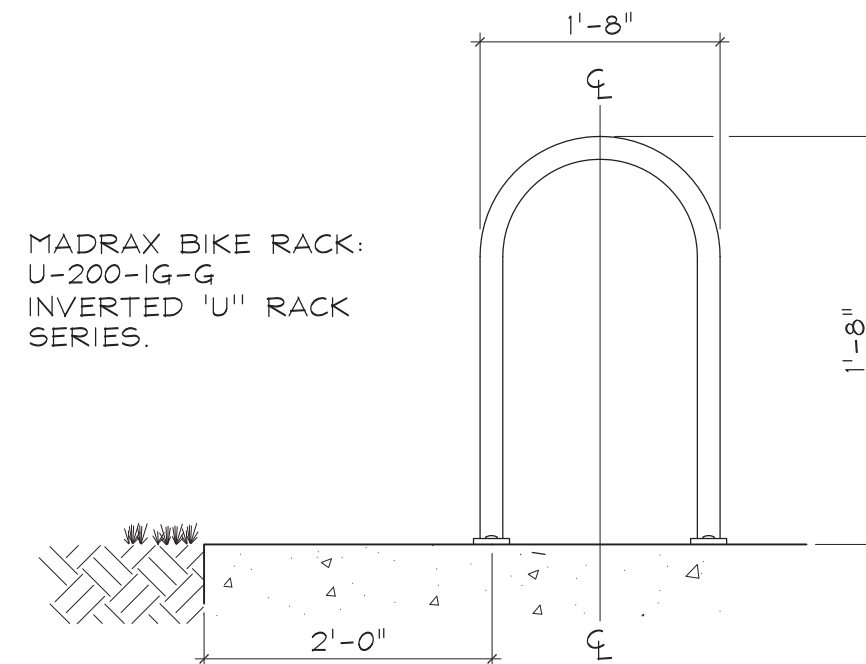
LANDSCAPE PLANT LEGEND

Symbol	Botanical name	Common Name	Size	Root	Quantity	Comments
TREES						
PYR CAL	<i>Pyrus calleryana</i>	Callery Pear	2" Cal.	B#B	2	
EVERGREEN TREES/SHRUBS						
THU OCC	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Green Arborvitae	4' Ht.	Cont.	3	
DECIDUOUS SHRUBS						
ARO MEL	<i>Aronia melanocarpa</i> 'Autumn Magic'	Autumn Magic Black Chokeberry	5 Gal.	Cont.	5	
CLE ALN	<i>Clethra Alnifolia</i> 'Hummingbird'	Hummingbird Summersweet	5 Gal.	Cont.	3	
PERENNIALS / GROUNDCOVER / VINE						
AEG POD	<i>Aegopodium podagraria</i> 'Variegatum'	Bishop's Weed	4' Pot	Cont.		Plant at 12" O.C.
CAM RAD	<i>Campsis radicans</i>	Trumpet creeper	3 Gal.	Cont.	8	
ECH PUR	<i>Echinacea purpurea</i> 'Ruby Star'	Ruby Star Coneflower	3 Gal.	Cont.	2	
HEM BAL	<i>Hemerocallis</i> 'Baltimore Oriole'	Baltimore Oriole	3 Gal.	Cont.	15	Red/Orange Flowers
HEM CRA	<i>Hemerocallis</i> 'Cradle of Liberty'	Cradle of Liberty	3 Gal.	B#B	11	Scarlet Red Flowers
HEM DEM	<i>Hemerocallis</i> 'Demetrius'	Demetrius Daylily	3 Gal.	Cont.	12	Yellow Flowers
HOS SIE	<i>Hosta sieboldiana</i> 'Elgans'	Elgans Hosta	3 Gal.	Cont.	19	Blue/Green Leaves
PAC TER	<i>Pachysandra terminalis</i>	Pachysandra	4' Pot	Cont.		Plant at 12" O.C.
SAL EAS	<i>Salvia</i> 'East Friesland'	East Friesland Salvia	4' Pot	Cont.		Plant at 12" O.C.



TRASH / RECYCLING ENCLOSURE

N.T.S.



BIKE RACK

N.T.S.

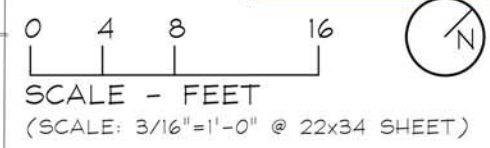
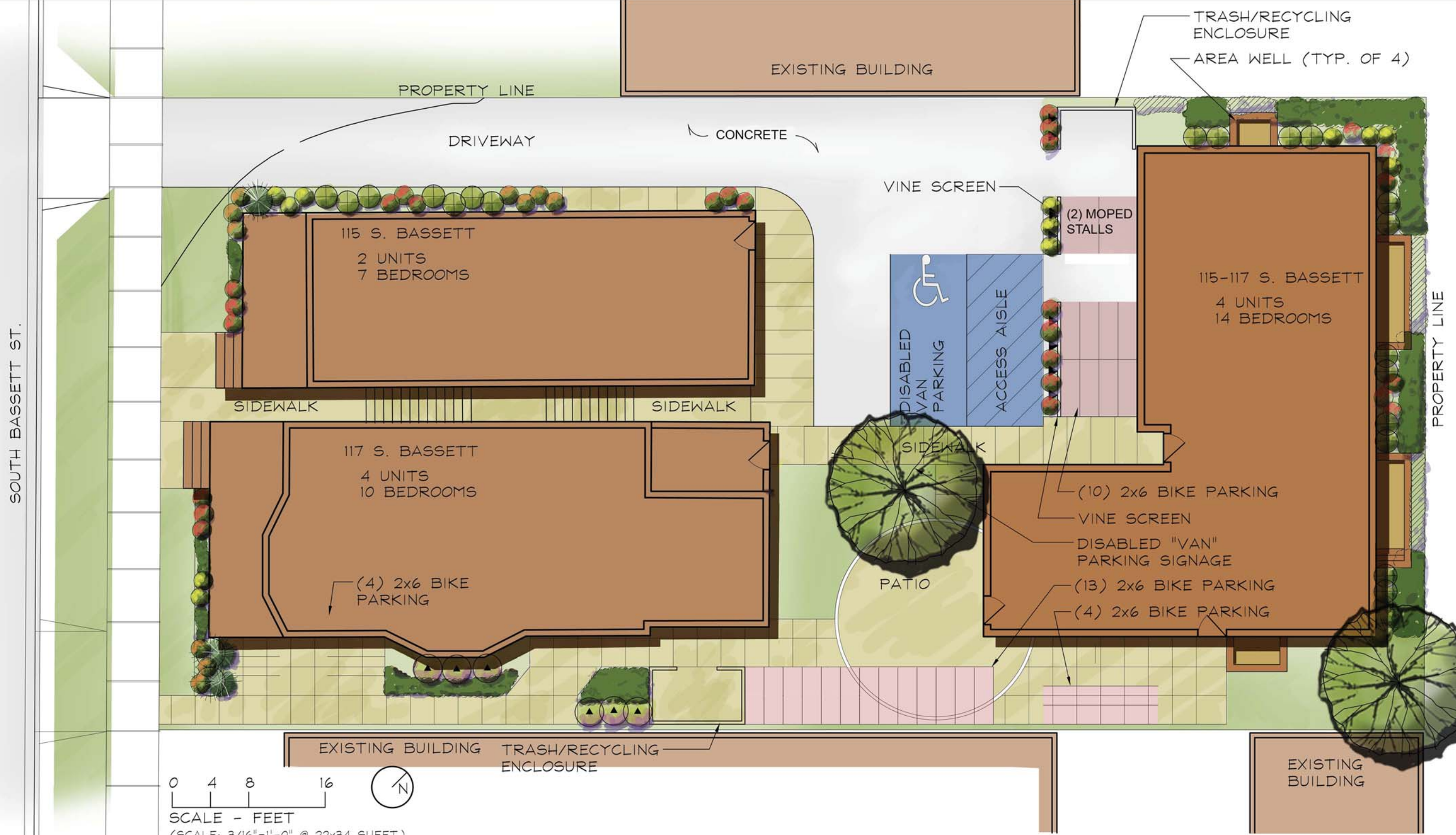
REVISIONS:

Bassett St. Residential

115-117 South Bassett St.
Madison, WI

Landscape Legend

June 10, 2015



SITE STATISTICS

LOT SIZE: 8,750 SF		USABLE OPEN SPACE	
EXISTING SITE		USABLE OPEN SPACE AREA: 942 SF	
IMPERVIOUS SURFACE AREA:	8,388 SF	USABLE OPEN SPACE RATIO:	10.7%
IMPERVIOUS SURFACE RATIO:	95.9%		
PROPOSED SITE		TOTAL BEDROOMS (31 PROPOSED)	
IMPERVIOUS SURFACE AREA:	7,436 SF	BIKE PARKING REQUIRED:	31
IMPERVIOUS SURFACE RATIO:	85%	BIKE PARKING PROVIDED:	31

**Bassett St.
Residential**

115-117 South Bassett St.
Madison, WI
Illustrative Site Plan

June 10, 2015

SL-5