

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** December 14, 2009

**To:** Planning Commission

**From:** Patrick Anderson, Assistant Zoning Administrator

**Subject:** **115 &117 South Bassett St.**

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**Present Zoning District:** R-6

**Proposed Use:** **To allow two residences on the same lot, with basement and third floor addition to building at 115 South Bassett Street & a new 3 story 6-units apartment building.**

**Requested Zoning District:** PUD(SIP)

1. Parking requirements for persons with disabilities must comply with City of Madison General Ordinances Section 28.11 (3) 6.(m) which includes all applicable State accessible requirements, including but not limited to:
  - a. Provide a minimum of one van accessible stall striped per State requirements. This stall shall be as near the elevator as possible.
  - b. Show signage at the head of the stall.
  - c. Show the accessible path from the stall to the elevator.
2. Bike parking shall comply with City of Madison General Ordinances Section 28.11(3)(l) Provide twelve (12) bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The bike racks shall be securely anchored to the ground or building to prevent the racks from moving. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Provide detail of racks on final plans.
3. Dumpsters shall comply with City of Madison General Ordinances Section 28.08(7)(j). Provide a detail drawing for the proposed dumpster enclosure, including materials for the screening fence and gate.
4. Lighting is required and shall be in accordance with City of Madison General Ordinances Section 10.085. Provide a plan showing at least .5 foot candle on any surface on any lot and an average of .75 footcandles. The max. light trespass shall be 0.5 fc at 10 ft from the adjacent lot line. (See City of Madison lighting ordinance).
5. Meet applicable State building codes and building code setbacks.

6. Provide one 10' x 35' loading area with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space. **If this loading area cannot be provided, request and obtain approval of the Plan Commission to specifically waive this requirement or it will need to be provided. (28.07 Special Districts P.C. waiver.)**
7. Provide detail and call out useable open space on final site plan.

**R-6 ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	4,400 sq. ft.	8,749 sq. ft. existing *
Lot width	50'	66.1'
Usable open space	1,190 sq. ft.	None shown *
Front yard	20'	11' *
Side yards	6' RS / 5' LS	5' 1"
Rear yard	30'	5' 1" *
Floor area ratio	2.0	1.7
Building height	---	3 stories

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	12	3
Accessible stalls	1	None shown (1)
Loading	1	None shown (7)
Number bike parking stalls	12	16 inside / 12 outside (2)
Landscaping	Yes	As shown
Lighting	Yes	Yes (7)

<b>Other Critical Zoning Items</b>	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	Yes
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements. \* Since this project is being rezoned to the **(PUD) (SIP)** district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the **R-6** district, because of the surrounding land uses.

## AGENDA # 3

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> November 4, 2009
TITLE: 115 & 117 South Bassett Street - PUD(GDP-SIP) for the Conversion of a Single-Family Home into a Three-Unit and a Two-Unit into a Four-Unit Building Plus a New Six-Unit Apartment Building to the Rear of the Lot. 4th Ald. Dist. (14911)	<b>REFERRED:</b> <b>REREFERRED:</b>  <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: November 4, 2009	<b>ID NUMBER:</b>

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Members present were: Marsha Rummel, Dawn Weber, Todd Barnett, Bruce Woods, Richard Slayton, John Harrington, Richard Wagner, Jay Fern and Ron Luskin.

### SUMMARY:

At its meeting of November 4, 2009, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP-SIP) located at 115 and 117 South Bassett Street. Appearing on behalf of the project were Brandon Cook, Josh Johnson, Matthew Aro and Peter Ostlind, representing the Bassett District of Capitol Neighborhoods. In response to the Commission's pervious comments to provide additional bike parking as well as moped/scooter parking Johnson noted the plans had been revised to provide for 12 bike parking stalls outside of the combined buildings to satisfy city ordinance requirements in addition to 12 indoor stalls facilitated by four bike wall units as well as 6 moped parking stalls on the exterior. Following a review of the revised plans the Commission noted the following:

- Concern with the loss of one tree for 4 bike stalls.
- Square off planting area along easterly lot line for additional tree planting and add a columnar tree in the southeast corner of the front yard.
- Pete Ostlind spoke noting the need for one bike stall per bedroom for the project provides for 32 bedrooms; therefore, needs 32 stalls. In addition, Ostlind noted his concern with precedent of surrounding the site with parking and building as a norm for development within the area along with the need to provide infrastructure to support density as proposed.

In the discussion by the Commission was as follows:

- Leaving the buildings in place on the street side maintains the character to the area neighborhood; with the back as currently an improvement.
- Comfortable with bike and moped parking as proposed. Agree with Ostlind in not providing a precedent for development established with density and bulk of the development as proposed.

**ACTION:**

On a motion by Barnett, seconded by Slayton, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (8-0). The motion required a bump-out of landscaping on the east side and front yard to incorporate an additional tree as well as a columnar tree within the front yard to be approved by staff. In addition, a sedum roof should be included in the approved document and look at stacked bike parking to increase the interior number of bike parking stalls. The motion also lauded consideration of a green roof for the new building.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 6, 6, 6.5, 7 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 115 & 117 South Bassett Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	-	-	-	-	-	-	-	6.5
	6	7	6	-	-	5	7	6
	-	-	-	-	-	-	-	8
	7	8	6	-	-	7	8	7
	-	-	-	-	-	-	-	6
	6	New – 8 Old – 5	5	-	-	-	-	-

General Comments:

- The modern design is interesting. High density infill needs enough infrastructure but there are consequences with so much hardscape in small area for trees and greenspace.
- Nice architecture – concern that we are trading bike/moped for landscaping.
- Bravo.

## AGENDA # 4

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> October 21, 2009
TITLE: 115 & 117 South Bassett Street – PUD(GDP-SIP) for the Conversion of a Single-Family Home into a Three-Unit and a Two-Unit into a Four-Unit Building Plus a New Five-Unit Apartment Building to the Rear of the Lot. 4 <sup>th</sup> Ald. Dist. (14911)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: October 21, 2009	<b>ID NUMBER:</b>

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Members present were: Marsha Rummel, Dawn Weber, Todd Barnett, Bruce Woods, Richard Slayton, John Harrington, Mark Smith, Richard Wagner and Jay Ferm.

### SUMMARY:

At its meeting of October 21, 2009, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD(GDP-SIP) located at 115 and 117 South Bassett Street. Appearing on behalf of the project were Matthew Aro, Brandon Cook, Mike Eberle, Rosemary Lee, Peter Ostlind, representing the Bassett District of Capitol Neighborhoods; and Josh Johnson. The plans as presented by Johnson noted the following modifications since the Commission's previous review of the project:

- The dormer and stair adjacent to 117 has been modified to simplify the roof form at the rear of the building to accommodate the internal stair.
- The landscaping along the easterly lot line has been simplified in response to the Commission's previous comments.
- Reduce the height of balcony screen to thirty-two inches with open areas supported by stainless steel rods on the five-unit building to the rear; the building also features a green roof with a sedum tray system, along with a rooftop activity area for use by tenants.

Ostlind spoke in favor of the project but noted issues with the lack of effective bike and scooter parking on the site, as not sufficient enough to meet the needs of on-site residents and issues with front yard bicycle parking. Ostlind noted address of the scooter and bike issues would relieve some concern about the project. Ostlind noted further concern that the Urban Design Commission won't get to see how additional bike/scooter parking is provided and how it affects the plans as proposed. Following the presentation the Commission noted the following:

- Provide more bike/scooter parking.
- Provide additional bike parking beyond the code needed to meet City standards as well as on-site use and support the provision of bicycle parking at one stall per bedroom.
- Need to exceed the proposed level of six outside and eight inside for bicycle parking.

- Bicycle parking should be provided at one stall per bedroom consistent with the request from the neighborhood.
- Provide moped parking at the rear of 115 South Bassett.
- Need 30 stalls for bikes and 10 for scooters.
- Look at eliminating one parking stall to accommodate moped/bike parking.

**ACTION:**

On a motion by Barnett, seconded by Wagner, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (8-0). The motion required that additional bike parking be provided at a level of 26 bike stalls with 6 scooter stalls at minimum for this project with its further consideration.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 6, 7, 7, 7, 7, 8 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 115 & 117 South Bassett Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	5	6	6	-	-	5	6	6
	7	7	6	-	-	6	8	8
	8	8	8	6	8	8	-	8
								7
								7
		7						7
	6	7	7	-	-	6	7	7

General Comments:

- Bike/scooter parking should not be an afterthought, otherwise a great project.
- Great project.
- Zoning code should require bike stalls per bedroom vs. per unit. Proposed is incredible improvement compared to applicant D-I-Y phase.
- Very interesting, dynamic design.

## AGENDA # 5

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> October 7, 2009
TITLE: 115 & 117 South Bassett Street - PUD(GDP-SIP) for the Conversion of a Single-Family Home into a Three-Unit and a Three-Unit into a Four-Unit Building plus a new five-unit house. 4th Ald. Dist. (14911)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: October 7, 2009	<b>ID NUMBER:</b>

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Members present were: Marsha Rummel, Todd Barnett, Bruce Woods, Richard Slayton, John Harrington, Ron Luskin, Richard Wagner and Jay Fern.

### SUMMARY:

At its meeting of October 7, 2009, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a PUD(GDP-SIP) located at 115 and 117 South Bassett Street. Appearing on behalf of the project were Matthew Aro, Rosemary Lee, Josh Johnson and Brandon Cook. Johnson and Aro summarized the issues with the original redevelopment of the lot undertaken by their client, Brandon Cook prior to their hire as architects on the project. Johnson and Aro noted that the scope of the project based on their involvement has now changed to provide for the expansion of the building located at 115 South Bassett Street into a 3-unit maintaining the bulk and mass of the existing structure with an addition to the house's rear, along with the conversion of the building at 117 South Bassett from a 2-unit into a 4-unit with both buildings featuring revised architecture and design elements. Johnson and Aro further noted a departure from a previously proposed coach house building at the rear of the combined sites to provide for development of a more modern architecture as part of a 6-unit residential structure. Formal consideration of the modified project was deferred to the request of the neighborhood association, which desired Urban Design Commission feedback on the modified proposal prior to its review. Aro and Johnson provided an overview of the details for the redesign of the existing structures in combination with the development of the modern style 6-unit to its rear. The building materials in the 6-unit would consist of fiber cement siding with the use of EIFS on porch and balcony areas. Following the presentation the Commission noted the following:

- With everything that is going on on the site, OK to go with style on the building to the rear but need to break the ground between the parking area and the front of the building with vining on buildings.
- Concern with obscuring of view with solid panels on porches of the 6-unit. Need to be more open.
- Need to resolve line at the ground plane with the 6-unit.
- The existing building at 117, the roofline still doesn't work.
- Use Upright Hawthorne in the outdoor plaza.
- Like Brandon Cook getting architects, step up, kudos.
- Provide for information on dealing with on-site stormwater management.

- Provide an accessible parking stall.
- The muted beiges on the 6-unit don't arise to the level of architecture.
- The backside of the rear elevation of the building at 117 South Bassett still not there.
- Not a lot of room for landscaping but need landscaping that works better with the architecture. Prairie plantings not good with the absence of lots of sun. The use of no mow fescue is OK, consider the use of Muscle Wood/American Hophorn Bean instead of Hawthorne, or use taller Ginkgo.
- Use a structure vine/grid to provide for more unique plantings that work with the architecture of the six-unit.
- Consider use of clump variety bamboo, not spreading.
- Address parking signage and assignment parking issue in a tasteful way.
- Study the use of color on the new building in context with that proposed on the renovated structures.

**ACTION:**

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 6, 6, 7, 7.5 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 115 & 117 South Bassett Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	-	6
	5	6	5	5	-	5	6	6
	6	7	-	-	-	7	7	7
	-	7	-	-	-	6	7	-
	6	8	6	-	-	-	8	8
	7	8	7	7	-	8	8	7.5

General Comments:

- Landscaping opportunities must be exploited, contemporary approach to match new building is anticipated.
- Bold, creative, thoughtful solution to a tough problem. Thanks for stepping up. Study using color on new building. Existing (117) roof design still needs considerable work.
- Innovative and striking building. Plant a minimalist landscape against it.
- Wonderful – great ideas. Keep ‘em coming.
- Modernist carriage house! A vast improvement over previous efforts.

# CAPITOL

NEIGHBORHOODS, INC.  
MADISON, WISCONSIN

October 19, 2009

Mr. Al Martin  
Planning Unit  
City of Madison  
215 Martin Luther King Blvd.  
Madison, WI 53703

Re: 115& 117 S. Bassett – UDC application

Dear Al,

The Bassett District of Capitol Neighborhoods has met with the applicant and his design team and also had a presentation of this proposal at our October monthly meeting. The proposal has generally been well received though there are a couple of concerns which have been raised by residents.

The neighborhood is supportive of the restorations and additions to the existing buildings at 115 & 117 S. Bassett. The exterior renovations appear to be in keeping with the spirit of the *Bassett Design Guidelines*. The additions to the buildings are appropriate for the size and scale of these buildings and provide enhancements to the existing floor plans. The stairwell addition at 117 in particular will make this a more functional and safe access route for residents.

The enhancements shown on the site plan for landscaping and removing one of the driveways are also well received as contributing in a positive manner to the neighborhood.

The concerns expressed by residents are in regards to the apparent lack of sufficient infrastructure to support the proposed density. In particular there are concerns that provisions for parking of bicycles and scooters does not appear to be adequate. These concerns have been raised repeatedly with the applicant.

The current plans show 6 exterior bike parking stalls and some unspecified number of bike parking stalls within the new building. No provisions for scooter parking appear to be incorporated into the plans. The applicant has stated that they will provide the minimum number of bike parking stalls that the City requires. (i.e. one stall per unit) We have found that this standard falls woefully short of providing adequate parking spaces. The neighborhood has consistently suggested that a ratio of one bike stall per bedroom is much more appropriate and reflects the reality of downtown living. These additional stalls would not need to meet the size requirements of the City required stalls for there are other methods of providing for bike storage which require less overall space.

The lack of any planned provisions to accommodate scooters appears to us to be a shortfall in the design. Car parking is heavily regulated and tenants requiring spaces will need to work within that system. If adequate provisions for bikes and scooters is not provided the result tends to be bikes chained to porch railings, trees or signs and scooters randomly parked around the property or in the street terrace and front yards. This condition is a detriment to the overall character of the neighborhood and one that a sound design can avoid. The applicant is obviously restricted in space with which to provide for this sort of infrastructure. This is

October 21, 2009

directly related to the proposed density of about 60 du/ac. Virtually all other recent proposals at this density in the Bassett neighborhood have included provisions for underground parking. This provides additional alternatives for bike and scooter parking as well as the ability to store trash indoors. While we are not suggesting that the applicant should be required to provide underground parking we are suggesting that the problems associated with parking are directly related to the proposed density.

Cordially,

Peter Ostlind  
Chair Bassett District  
Capitol Neighborhoods

Cc: Brandon Cook  
Mike Verveer, 4<sup>th</sup> District Alder