



City of Madison

Proposed Rezoning

Location

115-117 South Bassett Street

Applicant

Brandon Cook

From: R6

To: PUD-GDP-SIP

Existing Use

Single-Family House & 3-Unit House

Proposed Use

PUD to Allow the Construction of a New 6-Unit Building and Additions and Renovations to an Existing Single-Family Residence and a 3-Unit Residence Creating 12 Total Dwelling Units.

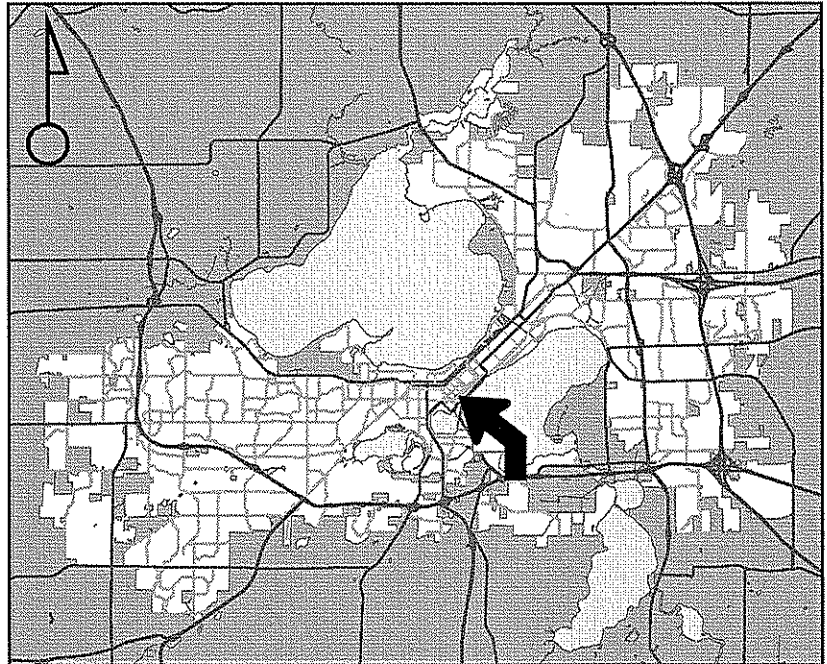
Public Hearing Date

Plan Commission

14 December 2009

Common Council

05 January 2010



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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 December 2009





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
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	1250 - Receipt No. 1004824
Date Received	5/20/09
Received By	RTF
Parcel No.	0709-231-2620-9
Aldermanic District	6-Verveir
GQ	OR
Zoning District	R6
For Complete Submittal	
Application	Letter of Intent
IDUP	Legal Descript.
Plan Sets	Zoning Text
Alder Notification	Waiver
Ngrbrhd. Assn Not.	Waiver
Date Sign Issued	

1. Project Address: 115 + 117 S Bassett St Project Area in Acres: .20

Project Title (if any): _____

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: <u>R-6</u> to _____ Proposed Zoning (ex: R1, R2T, C3): <u>PUD/PCD-GDP</u>	Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input checked="" type="checkbox"/> Ex. Zoning: <u>R6</u> to PUD/ PCD -SIP <input type="checkbox"/> Amended Gen. Dev. Plan <input type="checkbox"/> Amended Spec. Imp. Plan	
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Brandon Cook Company: _____
 Street Address: 430 W Dayton City/State: Madison Zip: 53701
 Telephone: (608) 279-7962 Fax: () Email: _____

Project Contact Person: Brandon Cook Company: _____
 Street Address: Same 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: to add two

Basement units and a 2nd/3rd story addition

Development Schedule: Commencement within 30 days Completion _____

CONTINUE →

5. Required Submittals:

- + **Site 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:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- + **Letter of Intent: Twelve (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:** \$ 1250 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. 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.
- + A **Zoning Text** must accompany all 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 the: COMPREHENSIVE PLAN Plan, which recommends: DOWNTOWN: MIFFLIN - BASSET SUB DISTRICT 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:
Ald Mike Verveer April 12 2009
 - 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 FIKLOW Date: 5/19/2009 Zoning Staff: PAT ANDERSON Date: 5/19/2009
- 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 _____ Date _____

Signature _____ Relation to Property Owner _____

Authorizing Signature of Property Owner _____ Date _____

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	Residence
PO BOX 694	117 S Bassett St #3
Madison WI 53701	Madison WI 53701
Ph (608)279-7962	

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 5th 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

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.

Plan Commission for November 2, 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, Lot Size 8749 Square Feet (.20 acre)

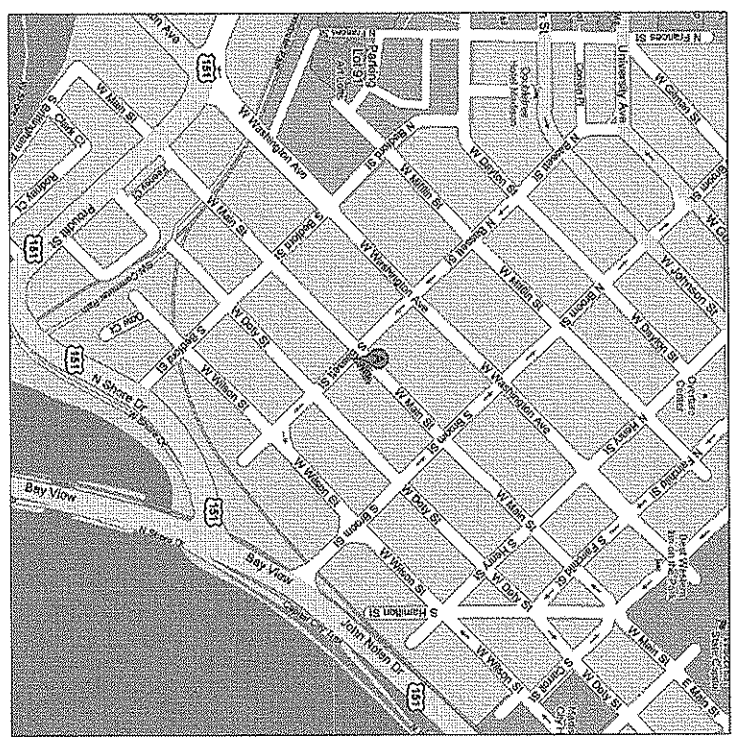
Sheet Index	115 Bassett Street
S-1 Site Plan	2 Units
S-2 Site Utilities	7 Bedrooms
S-3 Grading Plan	117 Bassett Street
L-1 Landscape Plan	4 Units
P-0 Perspectives	9 Bedrooms
P-1 View from Bassett	
P-2 Northwest Elevation	Proposed Building
P-3 Southeast Elevation	6 Units
P-4 Northeast Elevation	16 Bedrooms
P-5 Southwest Elevation	
P-6 Photographs	Totals
P-7 Area Plan	12 Units
P-8 View from Above	32 Bedrooms
E-1 Existing Elevations (115-117)	
E-2 Proposed Elevations (115-117)	
E-3 Existing and Proposed Elevation (115)	
E-4 Proposed Elevations (117)	
Photometric Lighting Plan	

ARD EBERLE ARCHITECTS

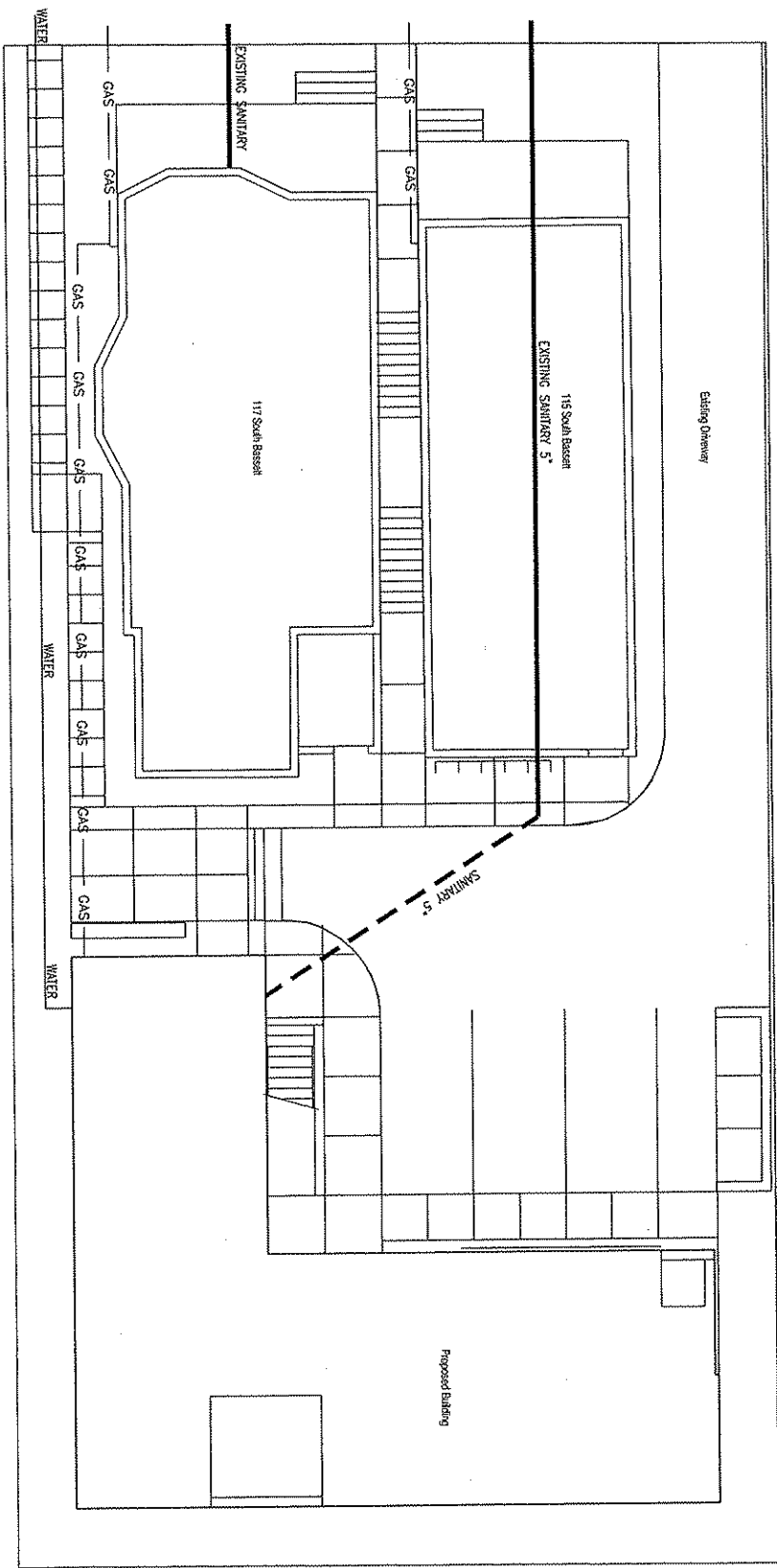
Brandon Cook
 115-117 South Bassett

Title Sheet

Date 10/22/2009



Location Plan



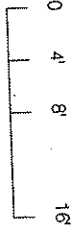
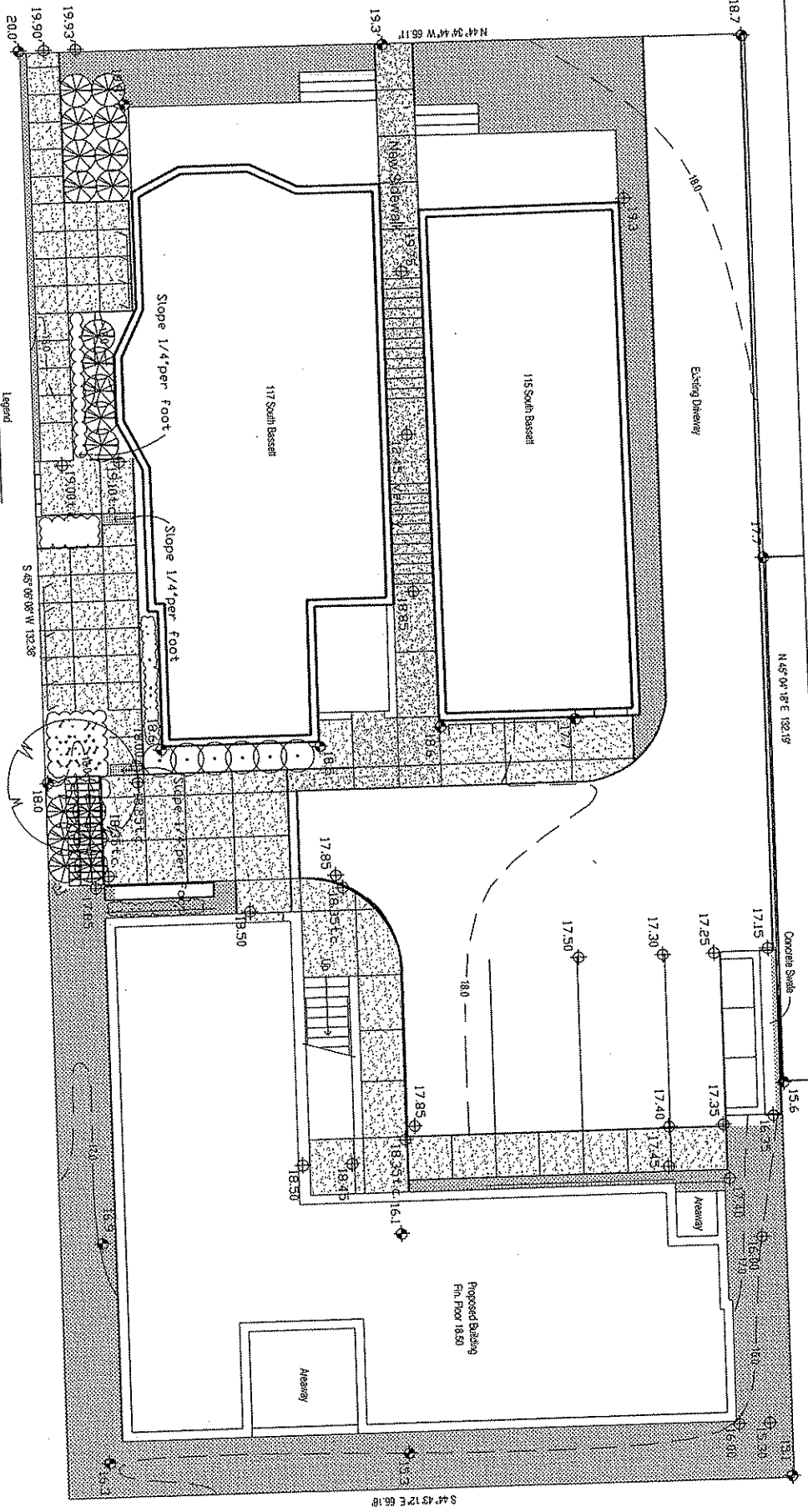
ARD EBERLE ARCHITECTS

Brandon Cook
115-117 South Bassett

Site Utilities

Date 8/12/2009

S 2



- Legend
- Proposed Spot Grade Φ 9.10
 - Proposed Spot Grade Measured from Top of Concrete Φ 9.10 t.c.
 - Existing Topo Line --- 170-
 - Existing Spot Grade Φ 200'

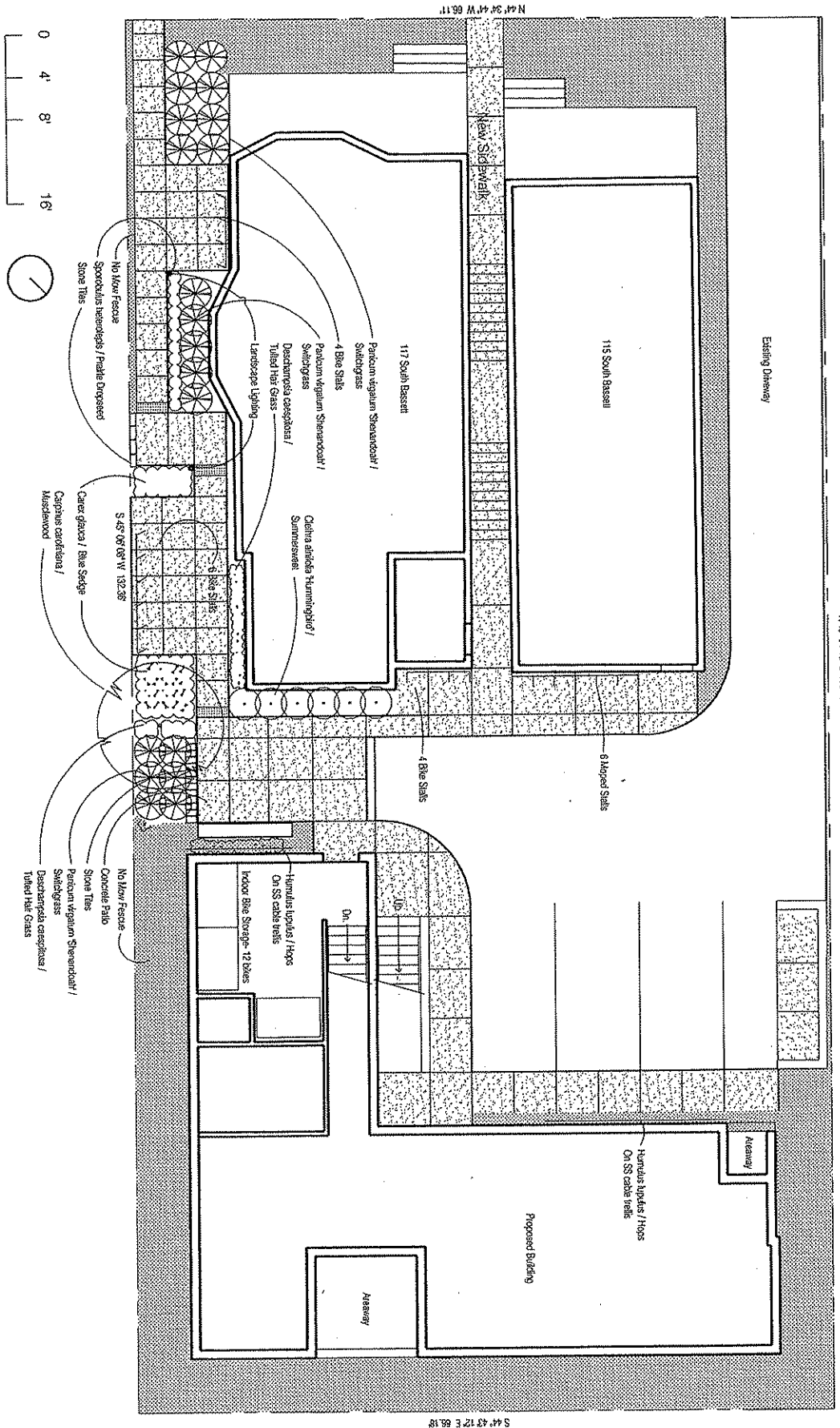
ARD EBERLE ARCHITECTS

Brandon Cook
115-117 South Bassett

Grading Plan

Date 10/22/2009

S 3



ARD EBERLE ARCHITECTS

Brandon Cook
115-117 South Bassett

Landscape Plan

Date 10/22/2009

L 1

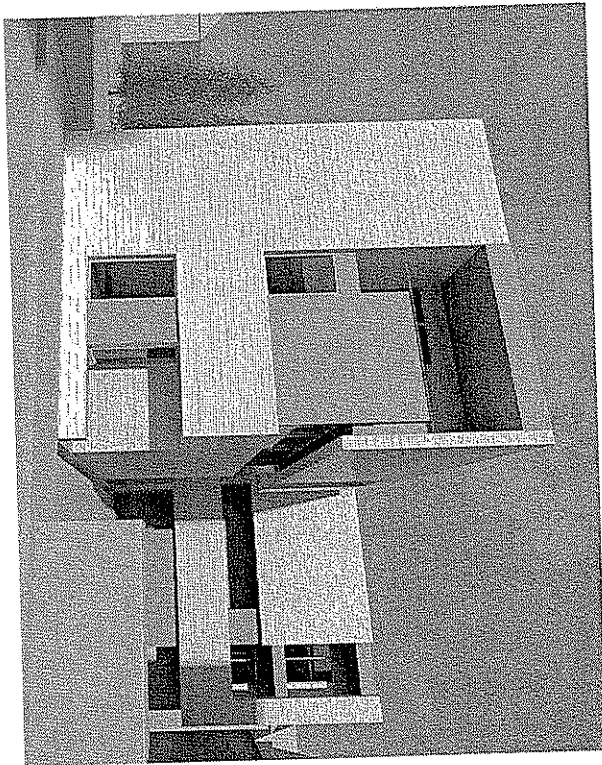
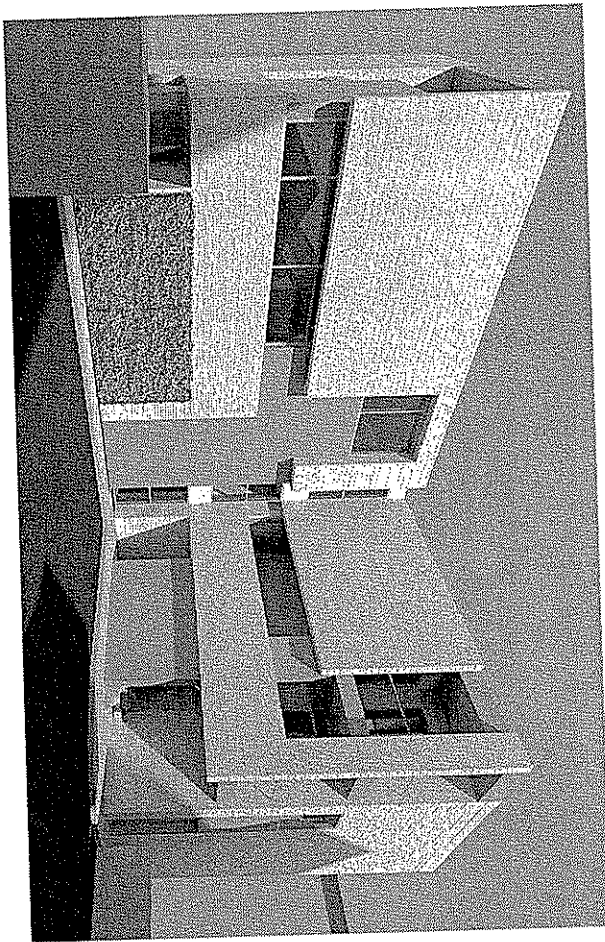
ARD EBERLE ARCHITECTS

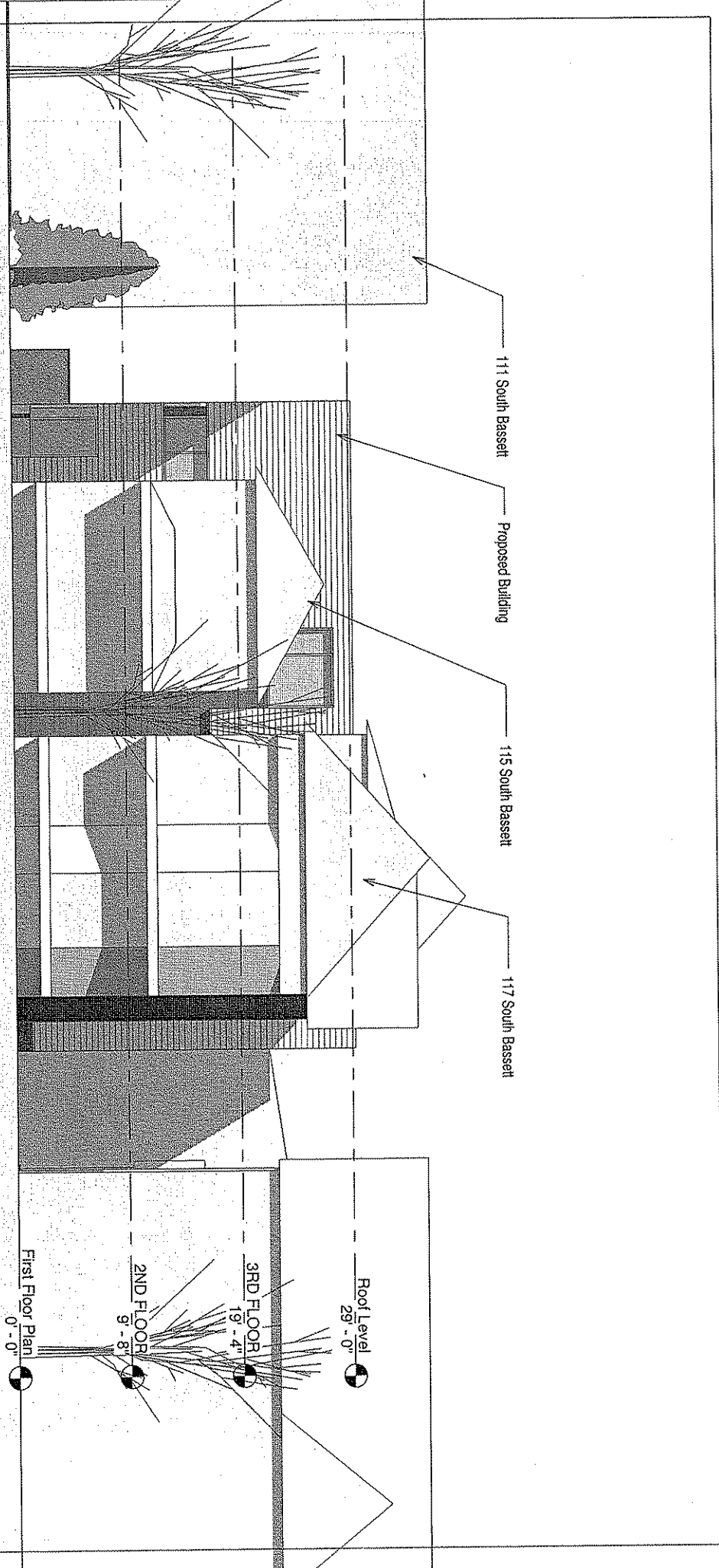
Brandon Cook
115-117 South Bassett

Perspectives

Project number	8122009	Project Number	
Date		Author	
Drawn by		Checker	
Checked by		Scale	1/2" = 1'-0"

P 0





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

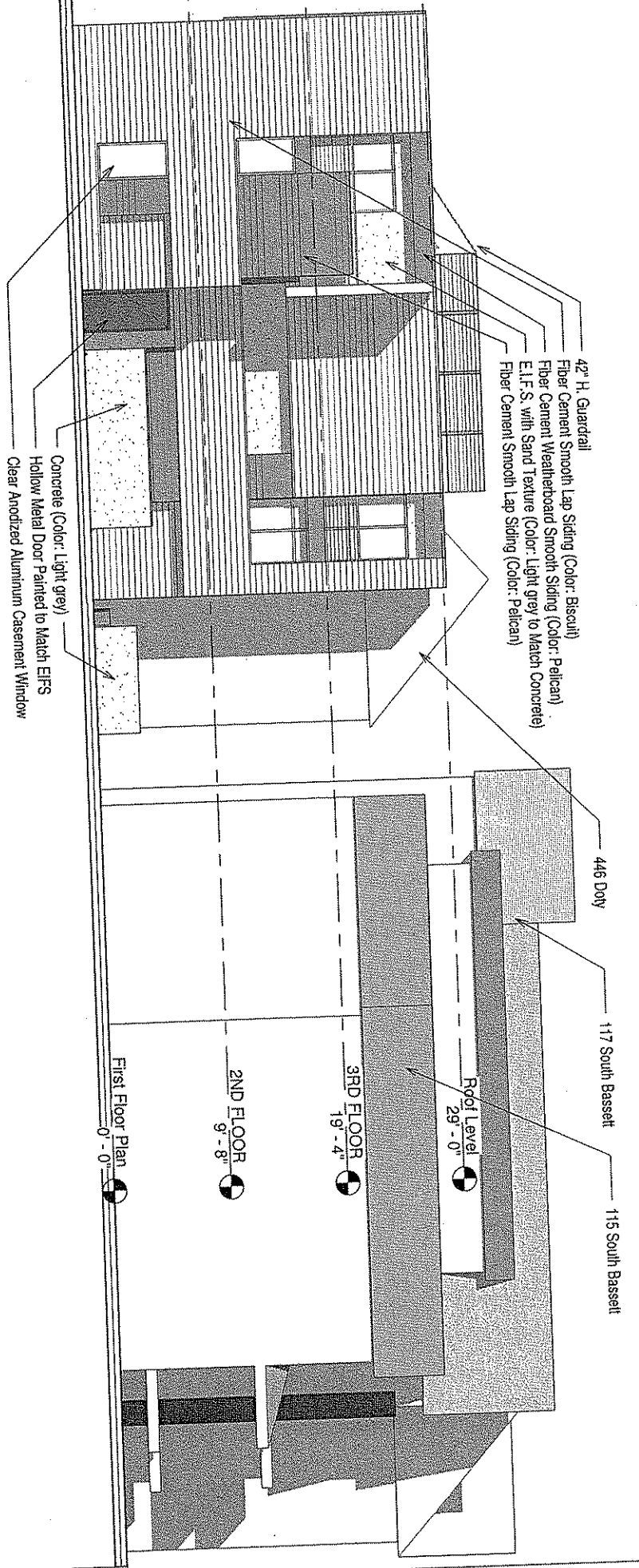
① View from Bassett
1/8" = 1'-0"

ARD EBERLE ARCHITECTS

Brandon Cook
115-117 South Bassett

View From Bassett

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



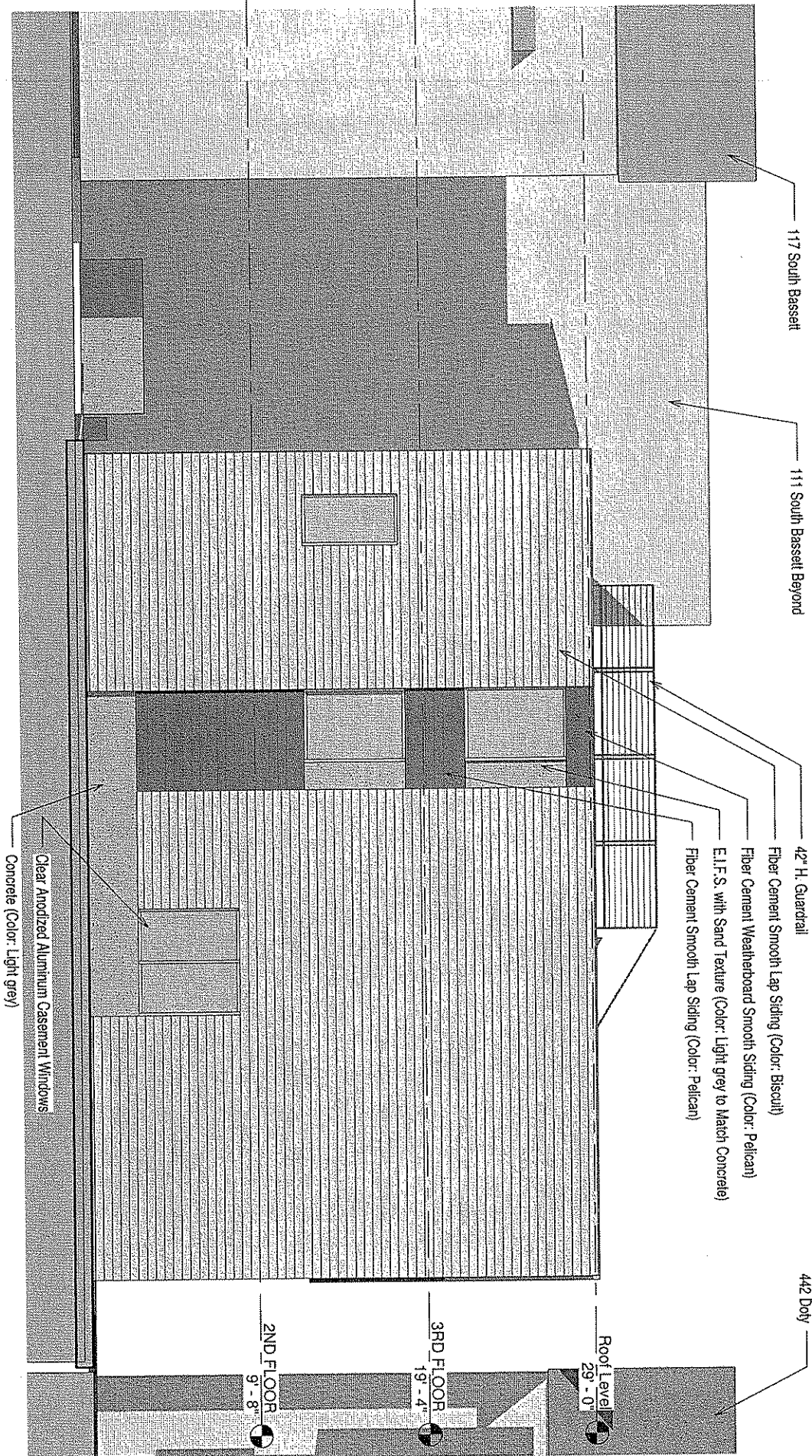
① Northwest Elevation
 1/8" = 1'-0"

ARD. EBELER ARCHITECTS

Brandon Cook
 115-117 South Bassett

Elevation

Project number	Project Number	P 2
Date	8/12/2009	
Drawn by	Author	
Checked by	Checker	
Scale	1/8" = 1'-0"	



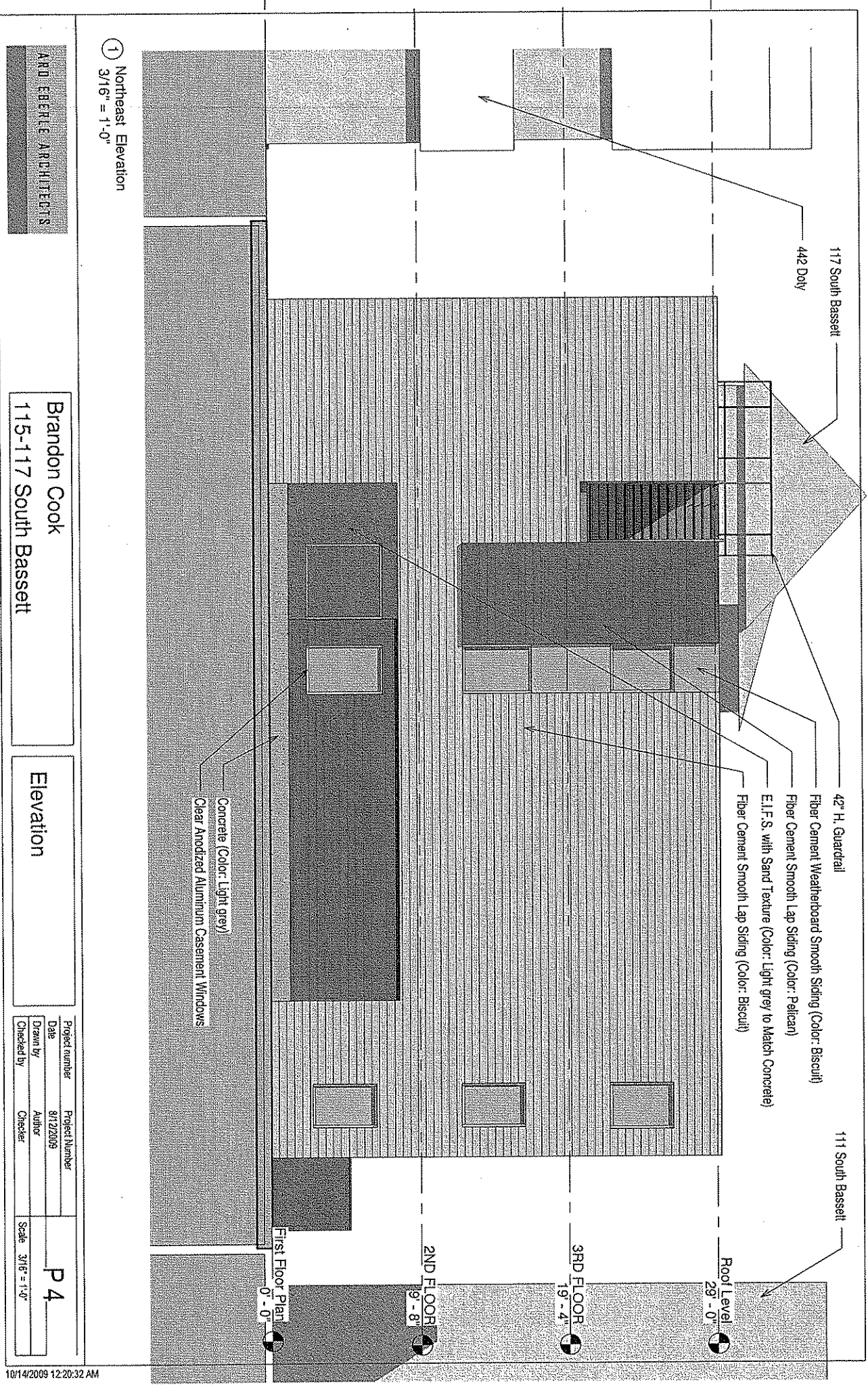
① Southeast Elevation
3/16" = 1'-0"

ARD EERLE ARCHITECTS

Brandon Cook
115-117 South Bassett

Elevation

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



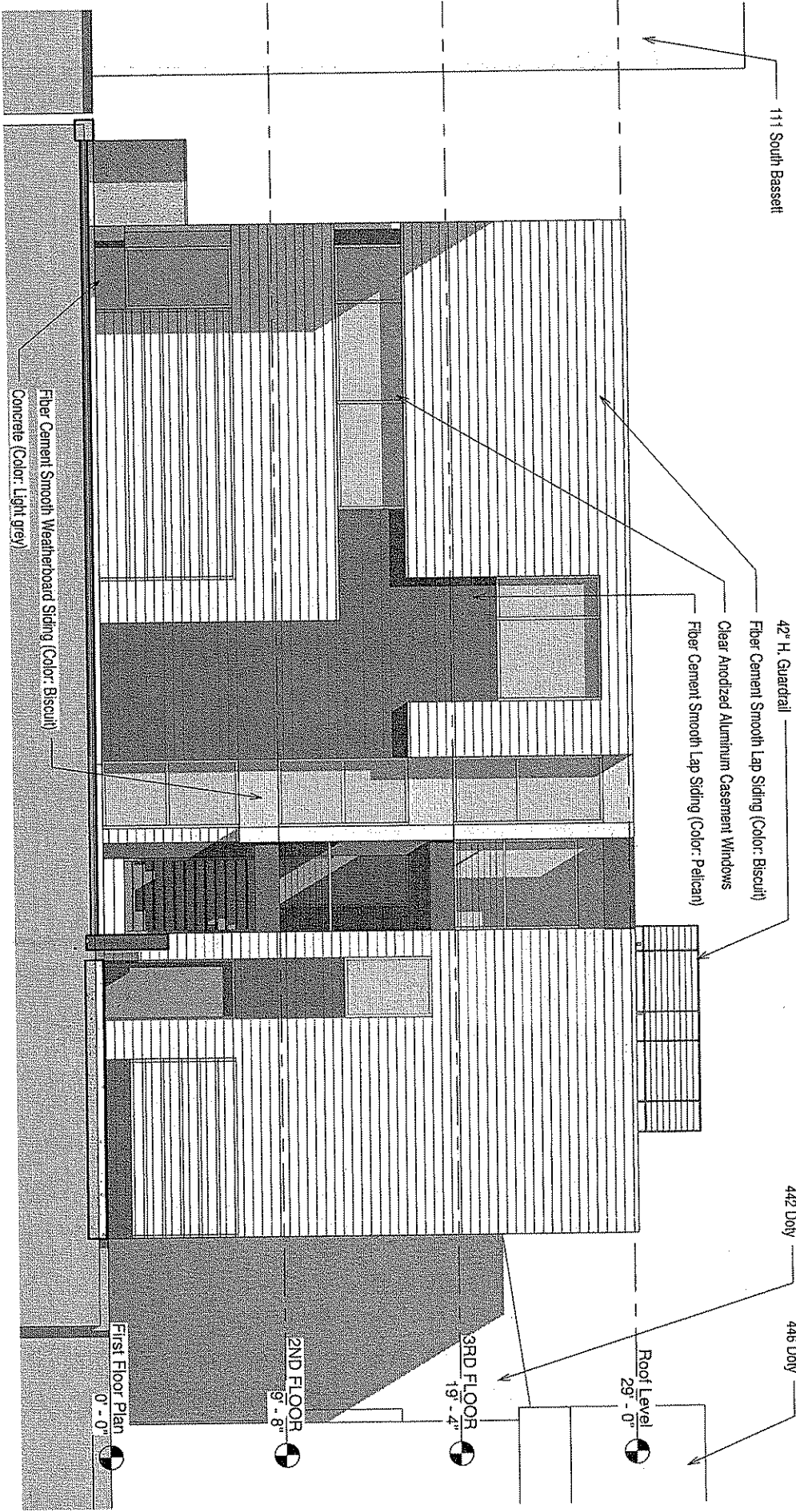
① Northeast Elevation
 3/16" = 1'-0"

ARD EIERLE ARCHITECTS

Brandon Cook
 115-117 South Bassett

Elevation

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



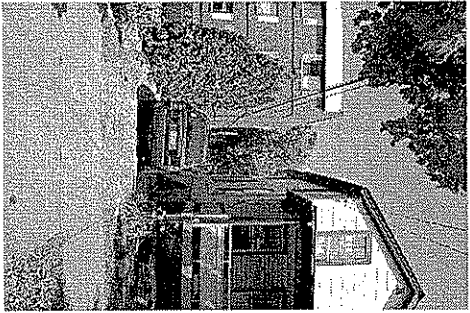
① Southwest Elevation
3/16" = 1'-0"

ARD EBEYLE ARCHITECTS

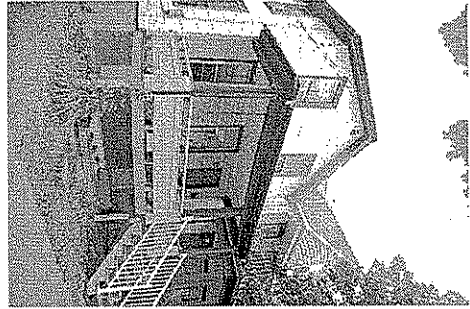
Brandon Cook
115-117 South Bassett

Elevation

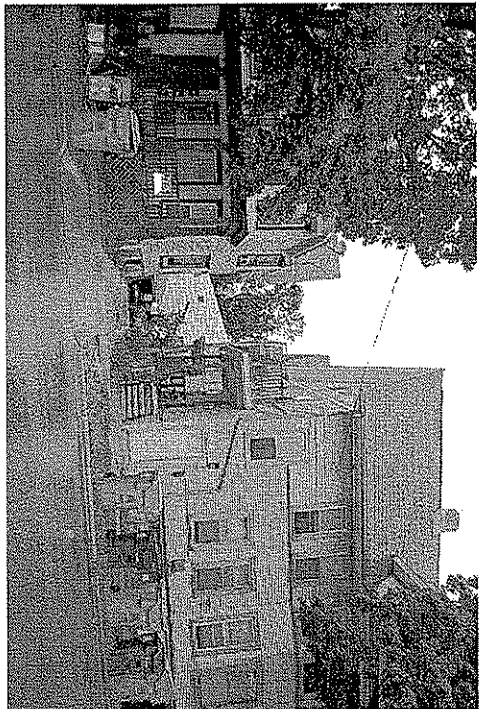
Project number	Project Number	P 5
Date	8/12/2009	
Drawn by	Author	
Checked by	Checker	
	Scale	3/16" = 1'-0"



View Between 111 and 115 South Bassett



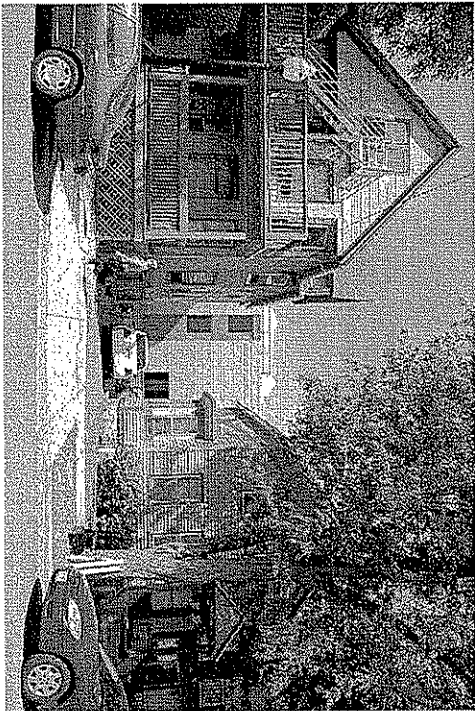
115 and 117 South Bassett



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

ARD EBERLE ARCHITECTS

Brandon Cook
115-117 South Bassett

Photographs

Project number	Project Number	
Date	8/17/2009	
Drawn by	Author	
Checked by	Checker	
	Scale	P 6

West Main Street

437 Main

449 Main

445 Main

111 South Bassett

South Bassett Street

Proposed Building

115
117

442 Doty

444 Doty

446 Doty

450 Doty

454 Doty

Doty Street

ARD EBERLE ARCHITECTS

Brandon Cook
115-117 South Bassett

Area Plan

Project number	Project Number	P 7
Date	8/12/2009	
Drawn by	Author	
Checked by	Checker	
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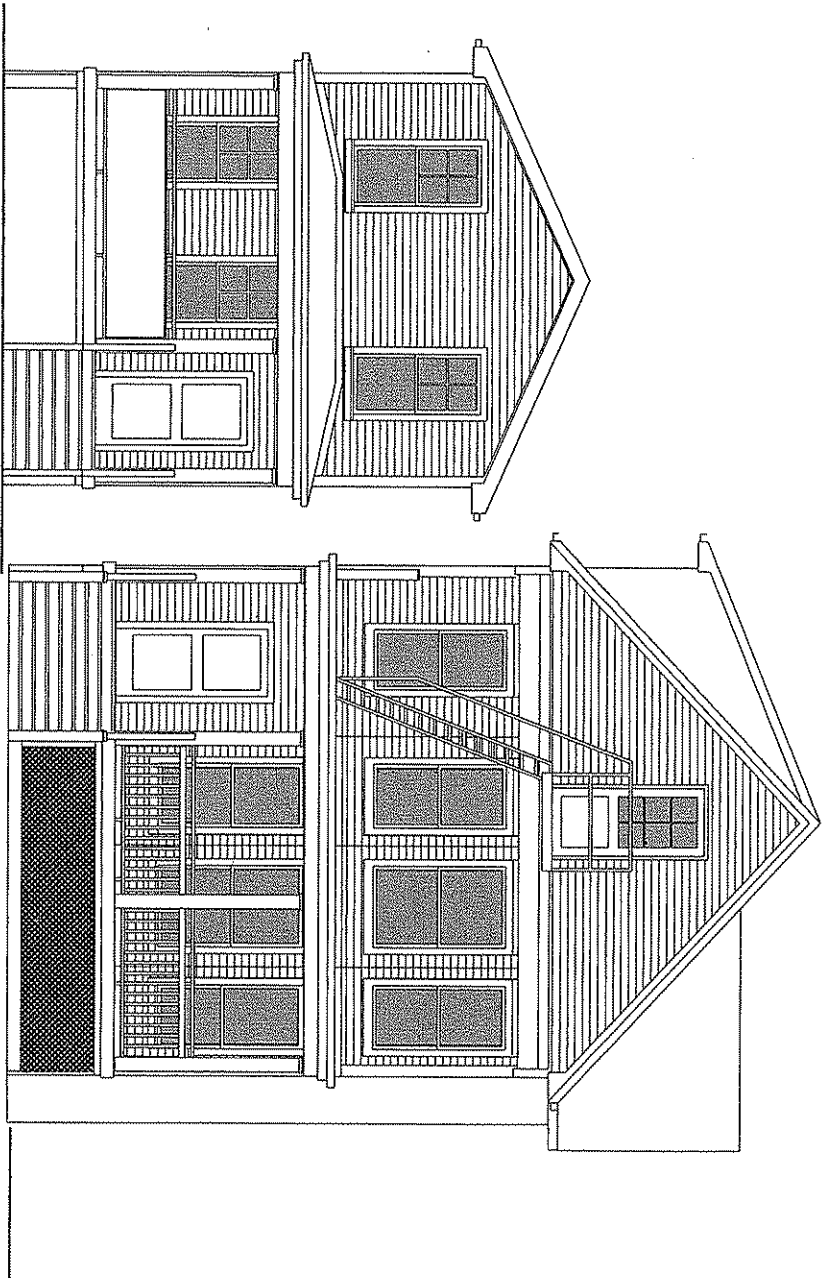
ARD EBERLE ARCHITECTS

Brandon Cook
115-117 South Bassett

Perspective

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

P 8



Existing Southwest Facade
115 Bassett

ARD EBERLE ARCHITECTS

Brandon Cook
115-117 South Bassett

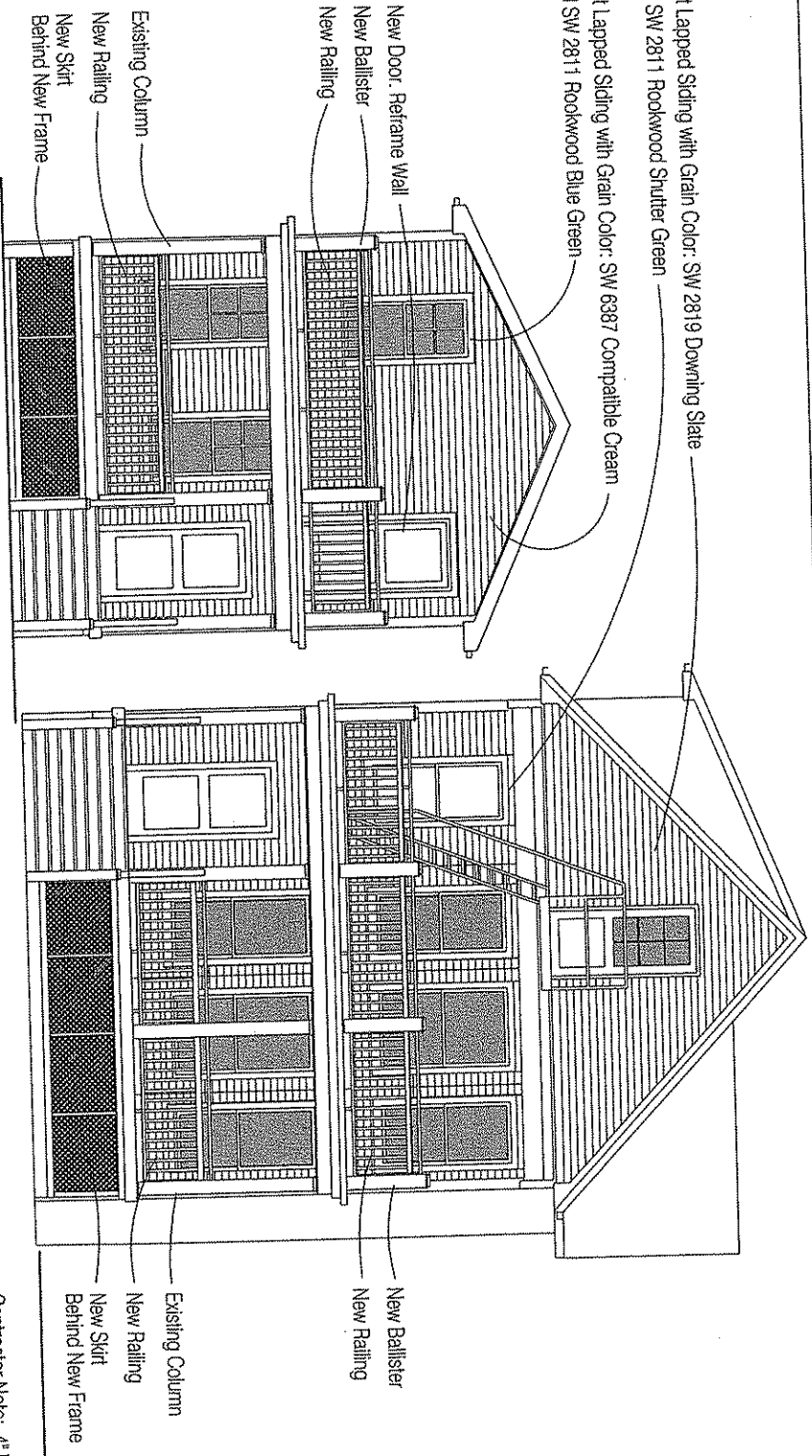
Existing Elevations

Date

8/12/2009

E 1

New Fiber Cement Lapped Siding with Grain Color: SW 2819 Downing Slate
 Trim to be painted SW 2811 Rookwood Shutter Green
 New Fiber Cement Lapped Siding with Grain Color: SW 6387 Compatible Cream
 Trim to be painted SW 2811 Rookwood Blue Green



Proposed Southwest Facade
 115 Bassett

Contractor Note: 4" Lap on Siding

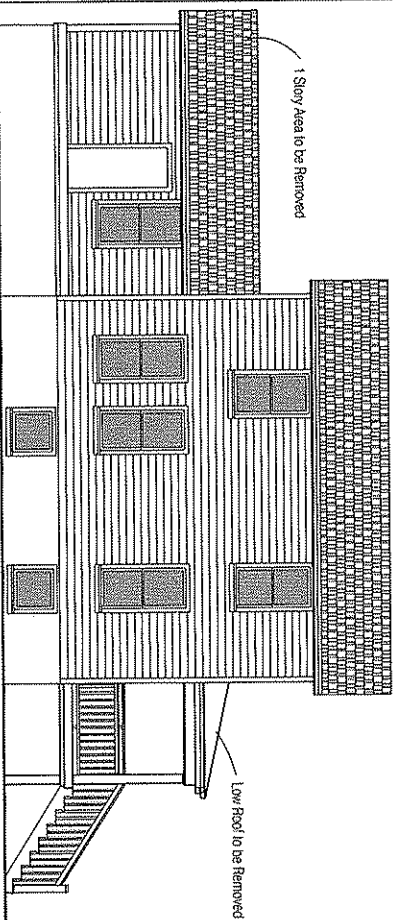
ARD EBERLE ARCHITECTS

Brandon Cook
 115-117 South Bassett

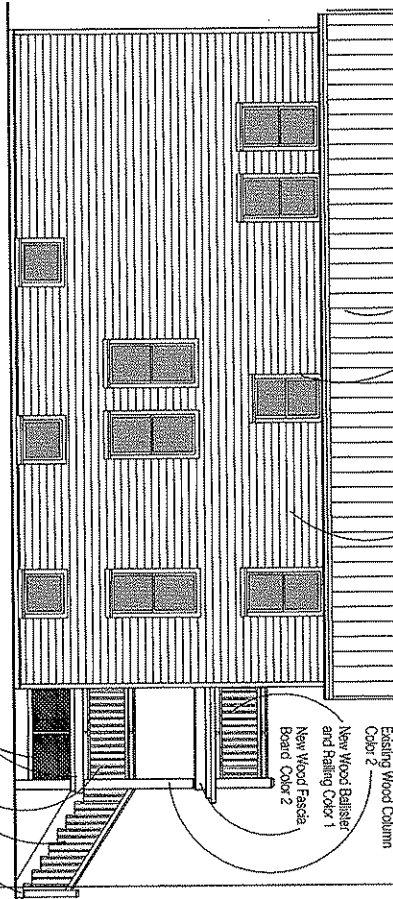
Proposed Elevations

Date 8/12/2009

E 2



Existing Northwest Facade
115 Bassett



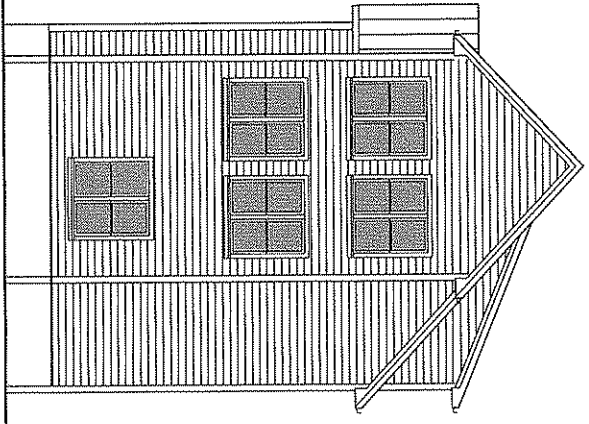
Proposed Northwest Facade
115 Bassett

ARD EBERLE ARCHITECTS

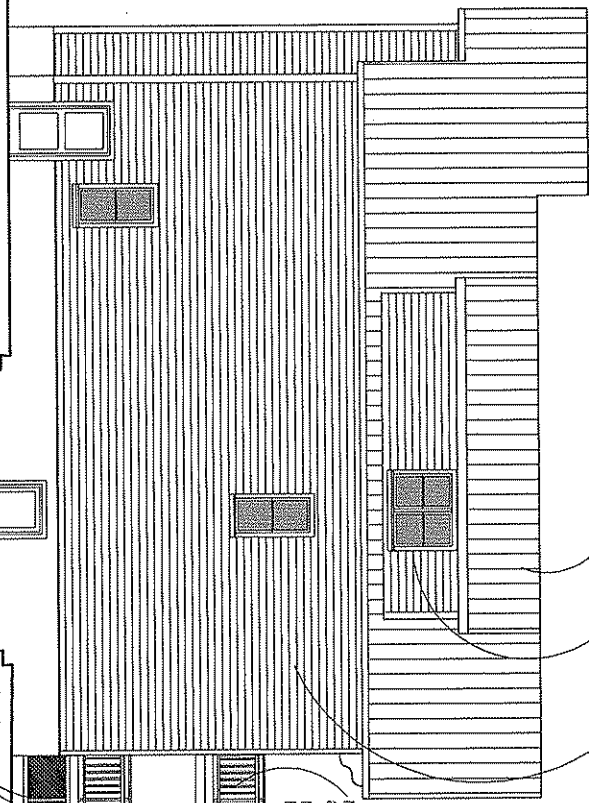
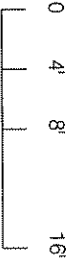
Brandon Cook
115-117 South Bassett

Existing Elevation
Proposed Elevation

Date 10/22/2009 E 3



Proposed Rear Facade
117 Bassett



Proposed Northwest Facade (Between Buildings)
117 Bassett

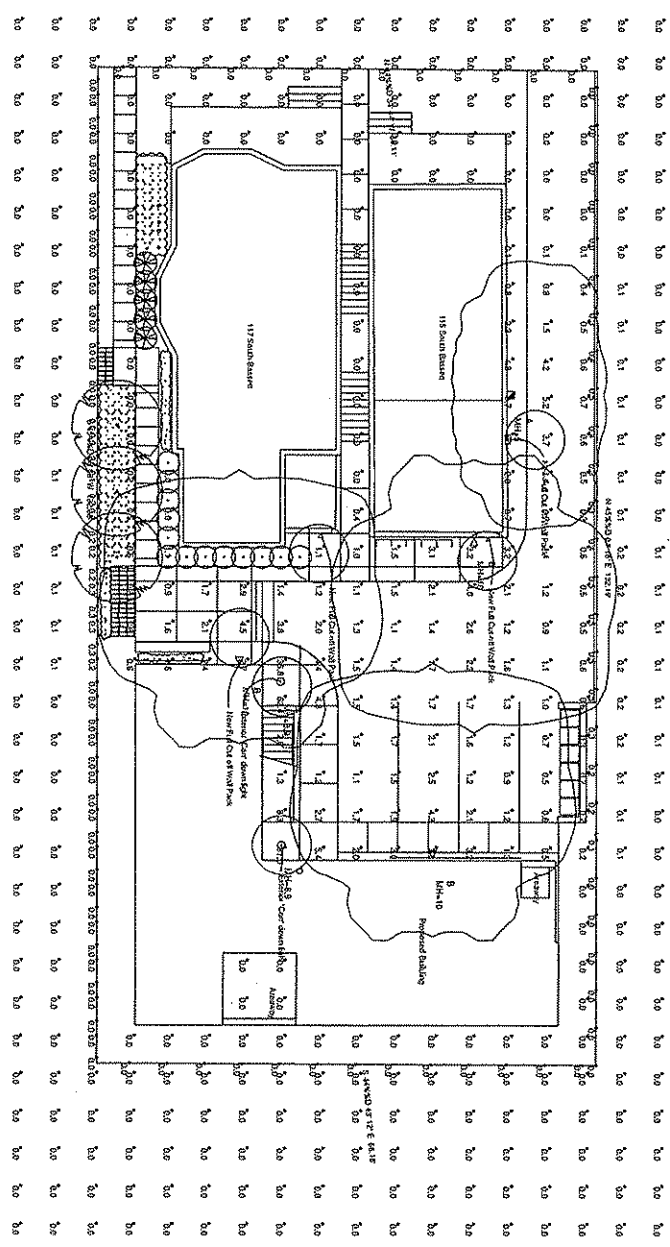
- New Fiber Cement (Lapped Siding with Grain Color: SW 2819 Downing Slate
Trim to be painted SW 2811 Rockwood Shutter Green
- New Galvalume Plus Metal Roof (Color: Silver)
- New Wood Slat Behind
- New Wood Frame and Fascia Board Color 2
- New Wood Railing Color 1
- New Wood Slat Color 2
- Color 1: SW 2811 Rockwood Shutter Green
- Color 2: SW 2819 Downing Slate
- New Wood Baluster and Railing Color 1
- New Wood Fascia Board Color 2

ARD EBERLE ARCHITECTS

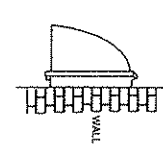
Brandon Cook
115-117 South Bassett

Proposed Elevations

Date 10/22/2009 E 4



MGWC SERIES



LPRW SERIES

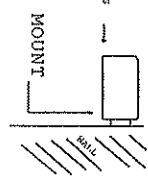


FIGURE MOUNTING HEIGHT, AS SHOWN
 BASED ON CUSTOMER DESIGN
 ISOLINES AT .3 FC
 ADDITIONAL REQUIRED EQUIPMENT:
 (2) - FAT81100CL (CLEAR TRIM)

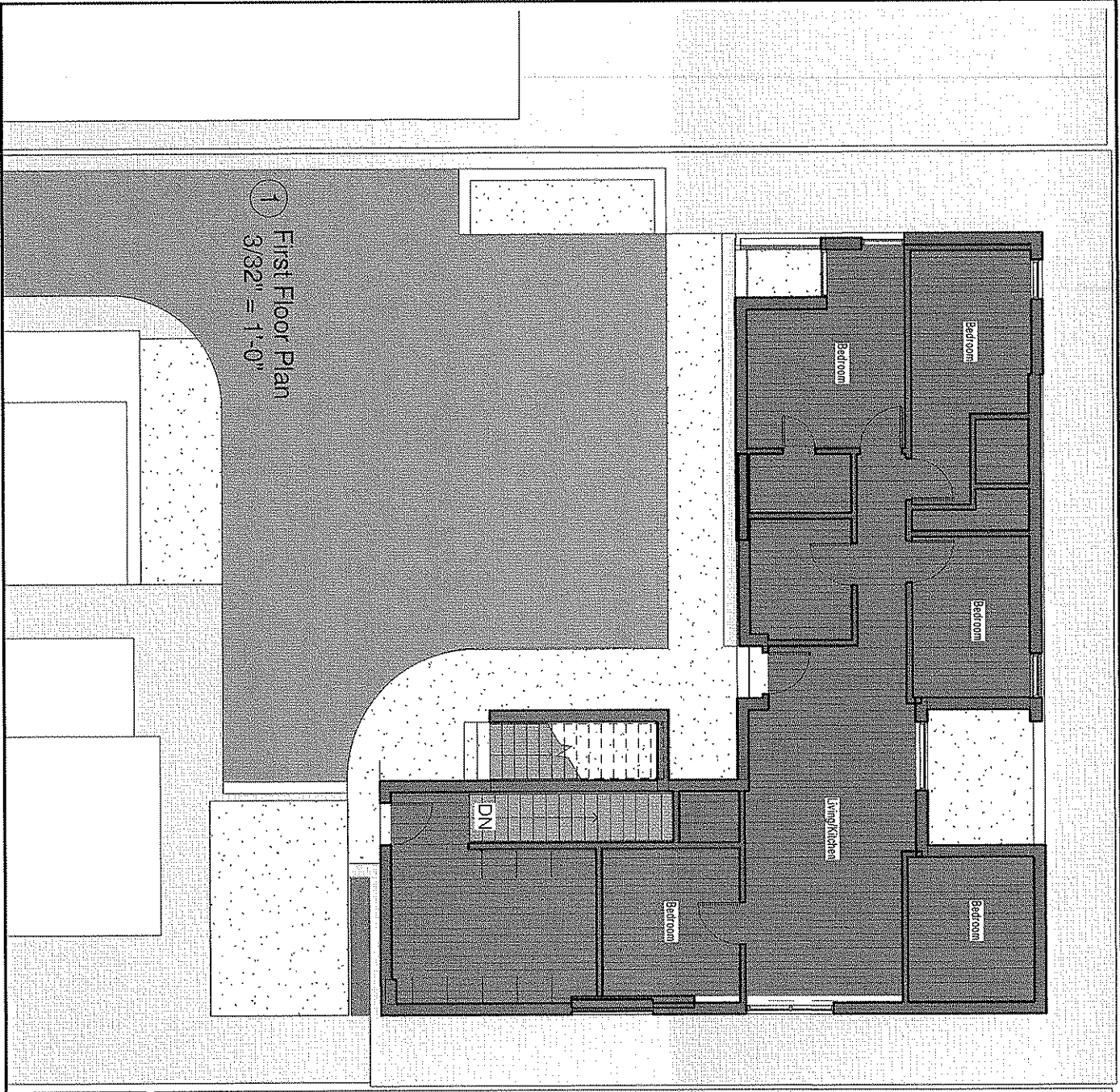
Luminaire Schedule			
Symbol	Qty	Label	Arrangement
△	1	A	SINGLE
○	3	B	SINGLE
○	2	D	SINGLE
			4850

RUUD LIGHTING

800.236.7000 USA <www.ruudlighting.com> 905.671.1991 CAN

Illumination results shown on this lighting design are based on project parameters provided to Ruud Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying compliance with any applicable electrical, lighting, or energy code.

Date: 10/16/2009	Scale: 1"=16'	Layout by: MARK JANAKY			
Project Name: MADISON LOT (#31829)					
Filename: 91016HE1INDJ.AGI					
FOOTCANDLES CALCULATED AT GRADE USING MEAN LUMENS					
Numeric Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
SITE	0.87	81.0	0.0	N/A	N/A
PROPERTY LINE	0.09	0.5	0.0	N/A	N/A



ANDERBILLE ARCHITECTS

Brandon Cook
Property Owner

115-117 S. Bassett
Madison, WI

Plan Commission
Approvals

November 19, 2009

AND EBERLE ARCHITECTS

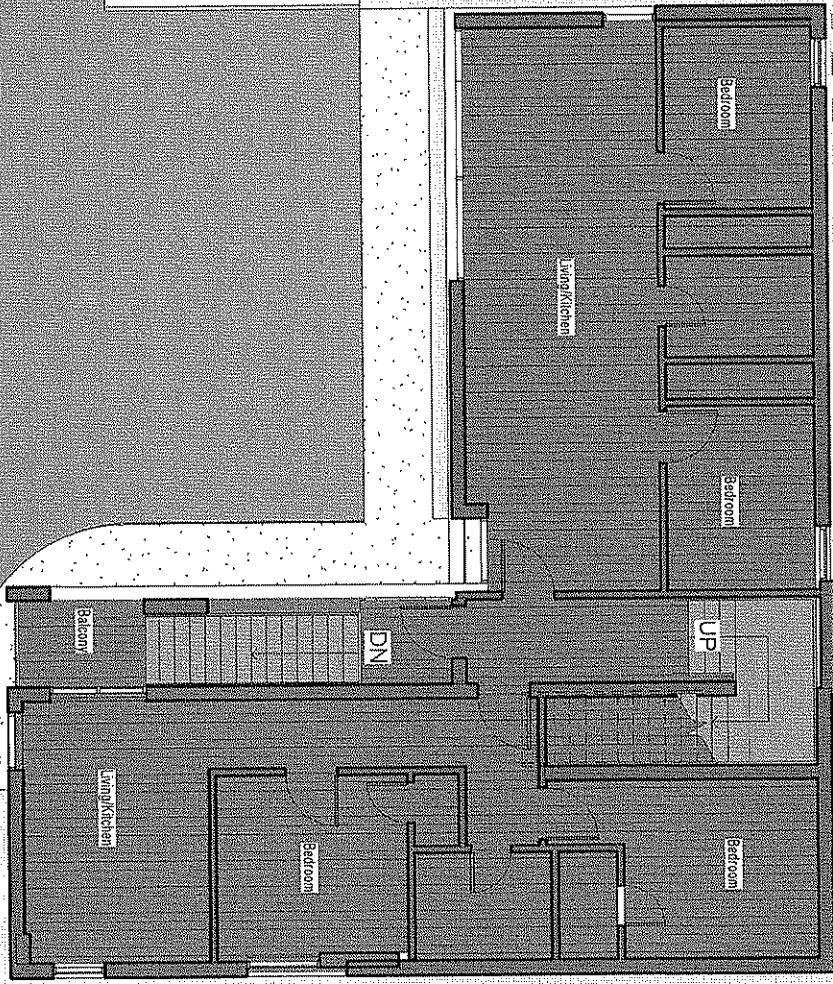
Brandon Cook
Property Owner

115-117 S. Bassett
Madison, WI

Plan Commission
Approvals

November 19, 2009

1 Second Floor
3/32" = 1'-0"



2

AND EBERLE ARCHITECTS

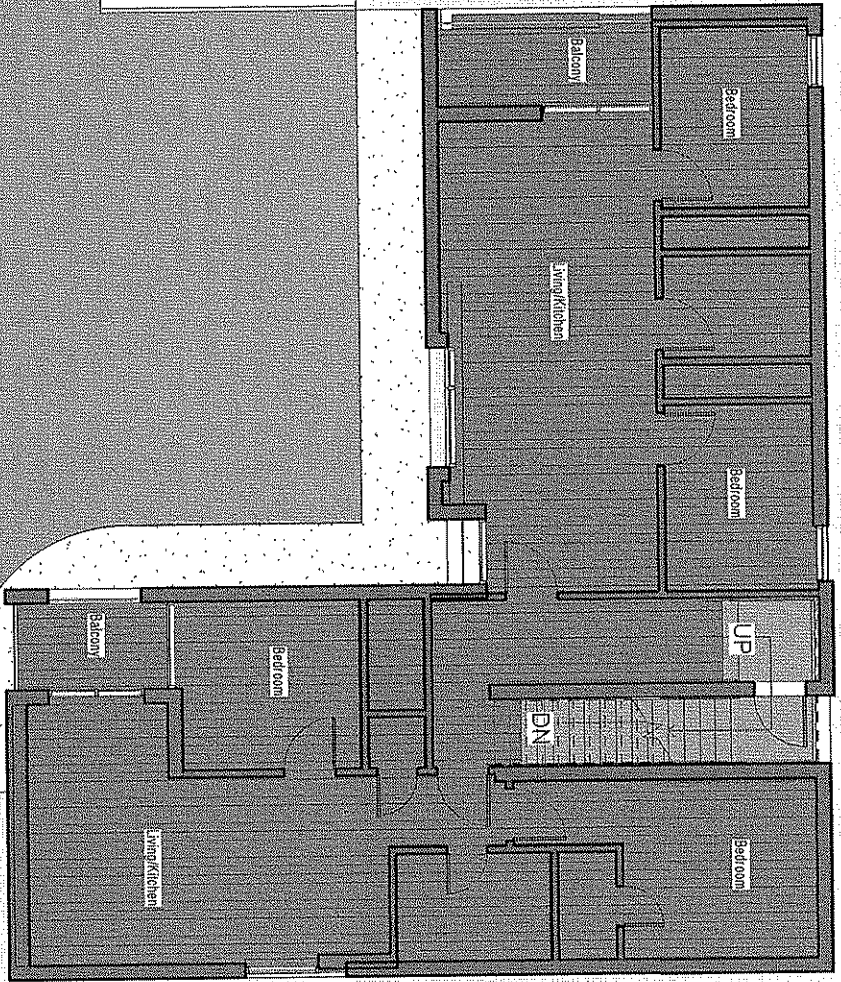
Brandon Cook
Property Owner

115-117 S. Bassett
Madison, WI

Plan Commission
Approvals

November 19, 2009

1 Third Floor
3,332' = 11'-0"



2

ARD. EBELER ARCHITECTS

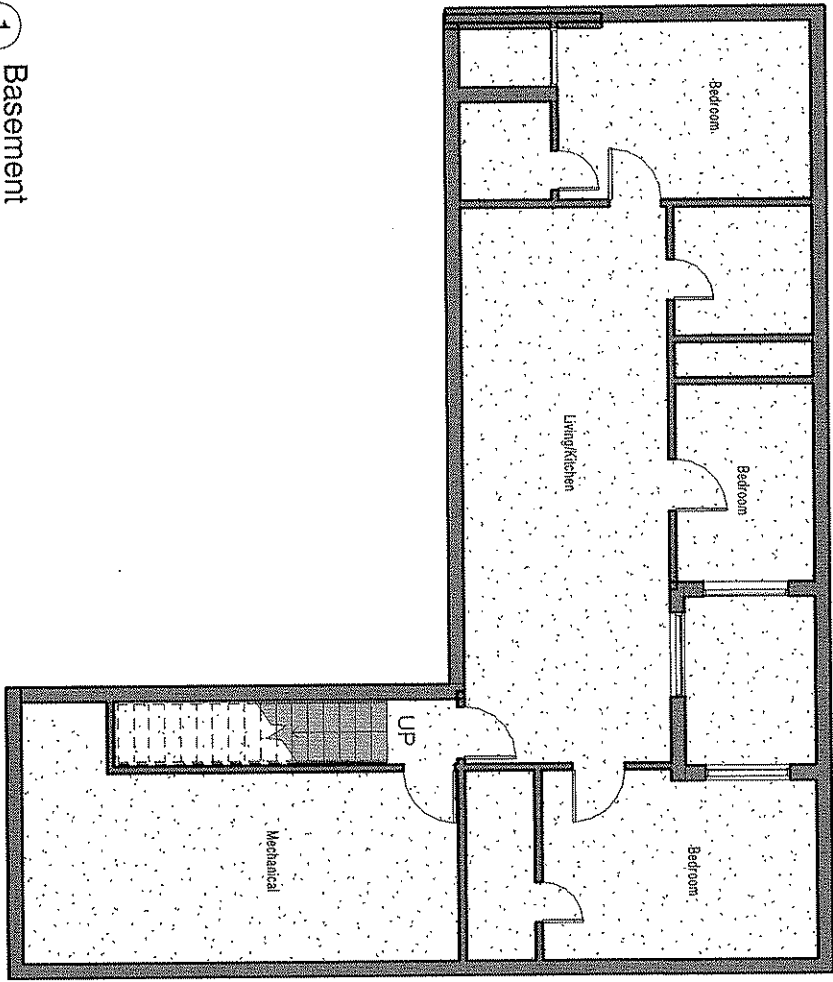
Brandon Cook
Property Owner

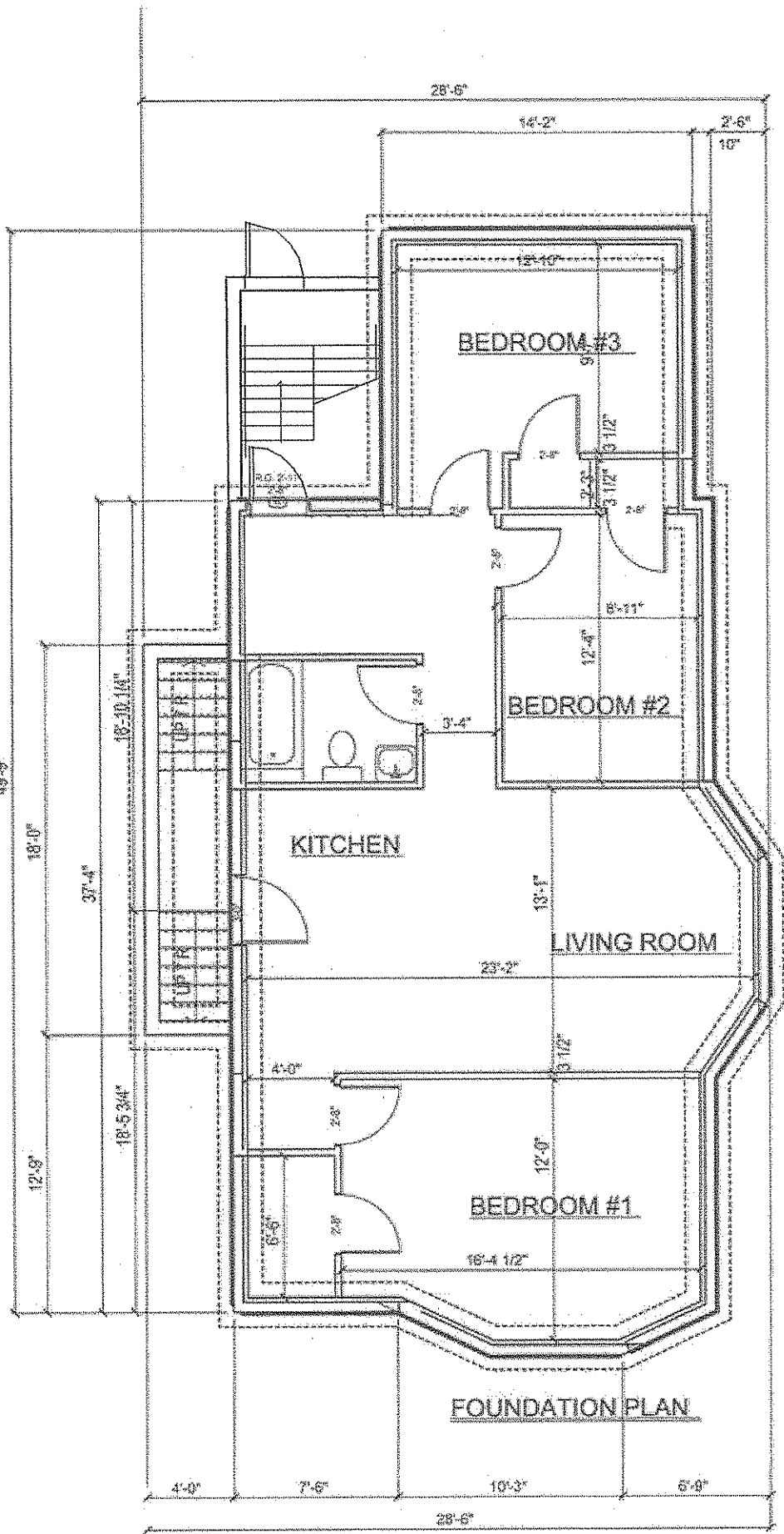
115-117 S. Bassett
Madison, WI

Plan Commission
Approvals

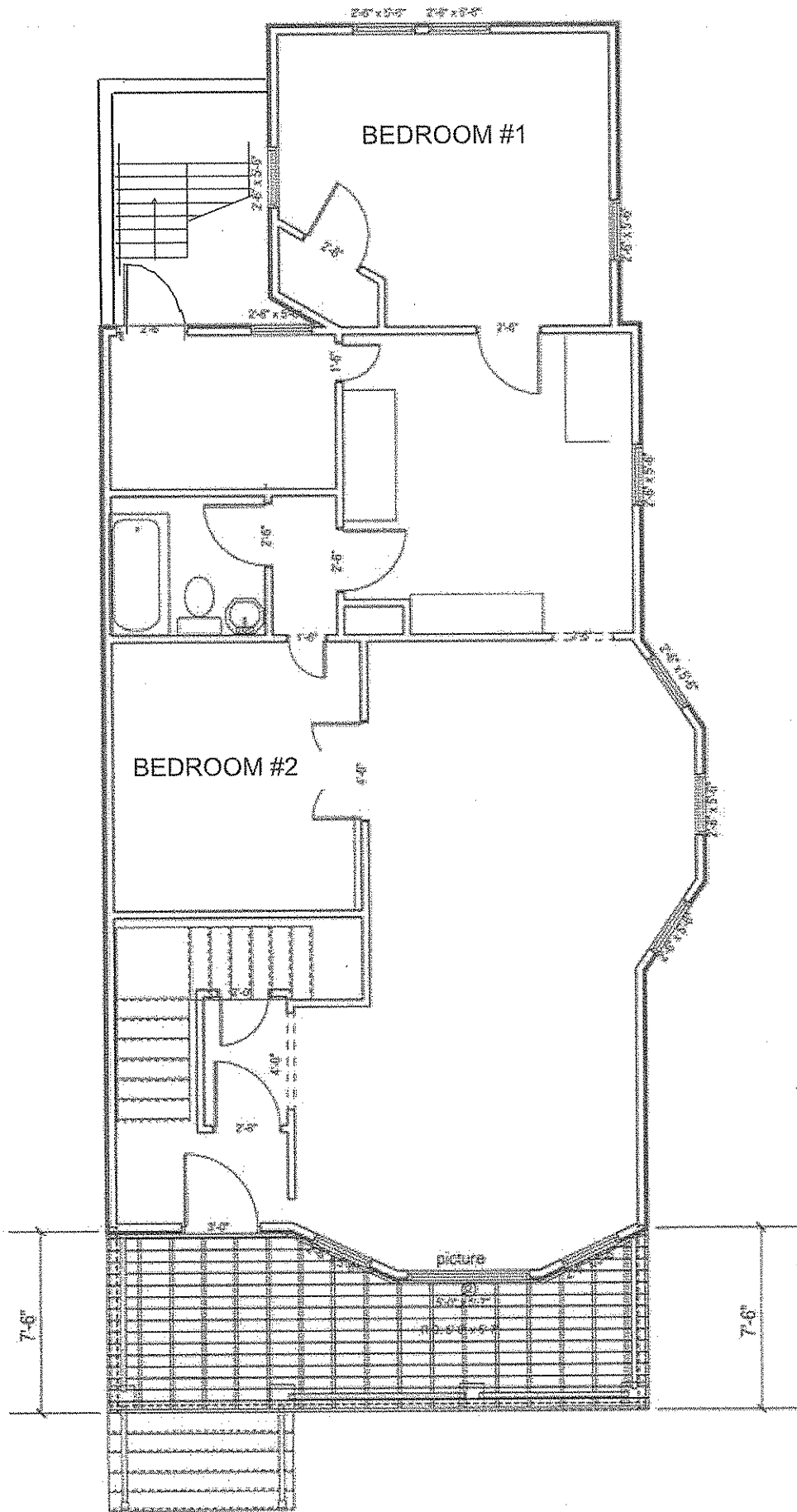
November 19, 2009

1 Basement
3/32" = 1'-0"

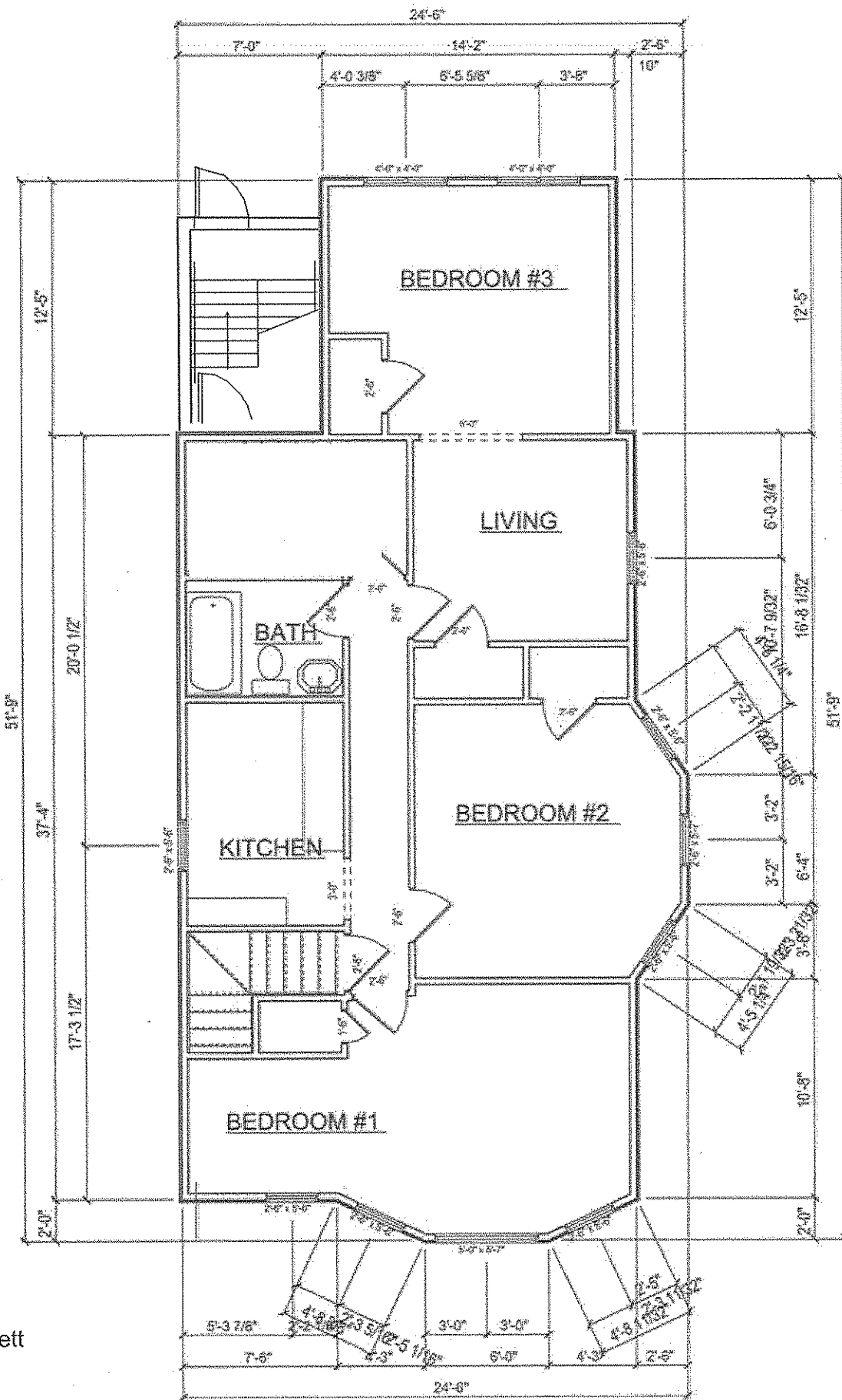




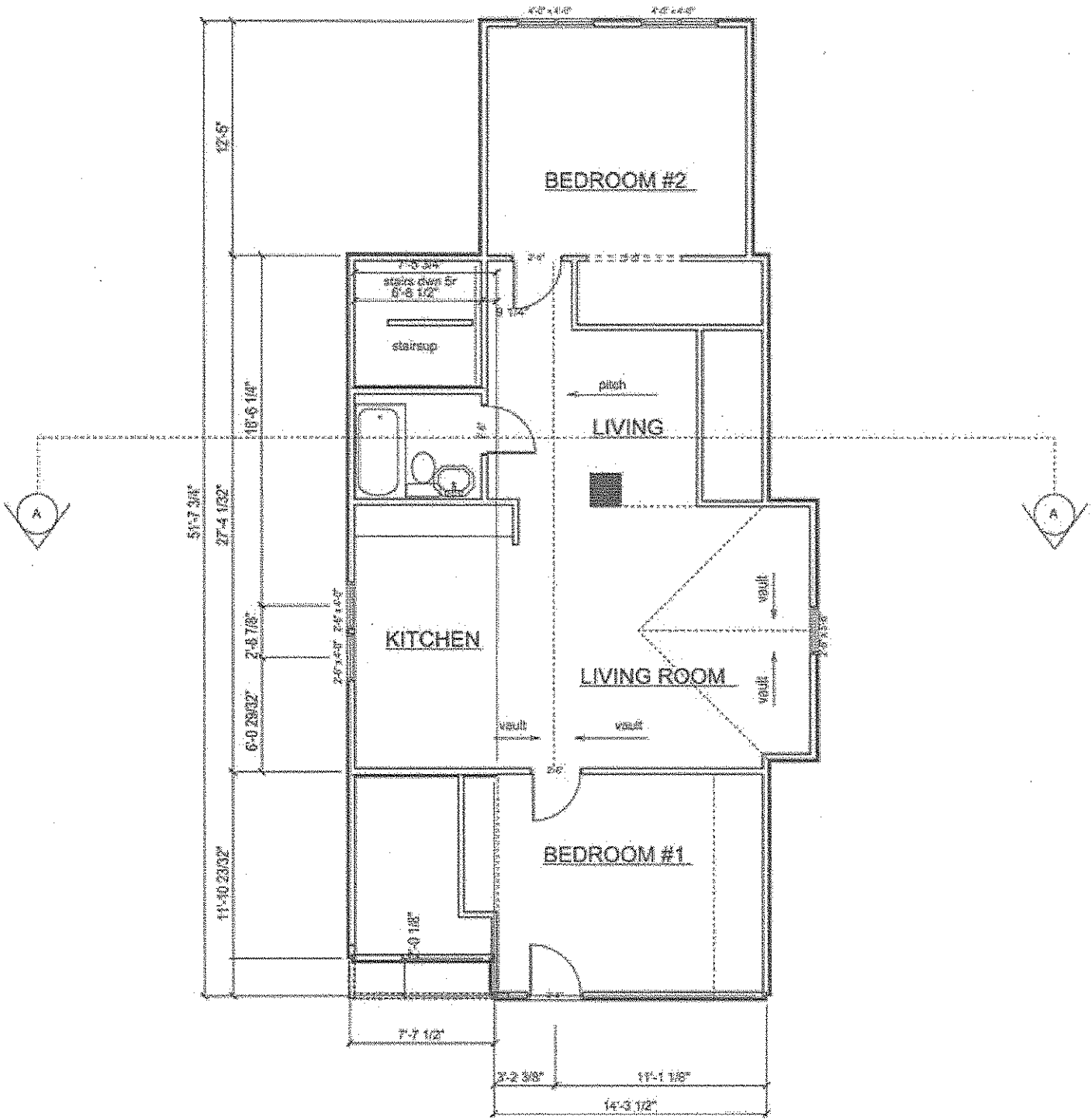
117 S. Bassett



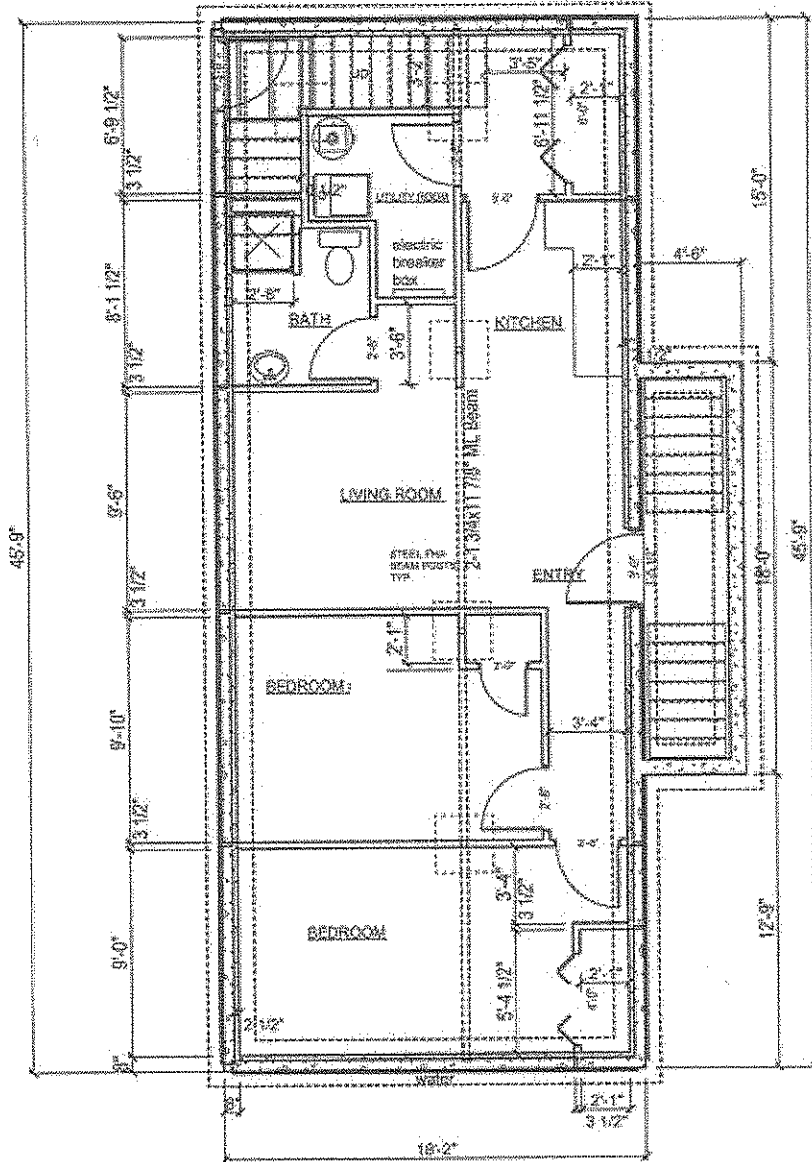
117 S. Bassett



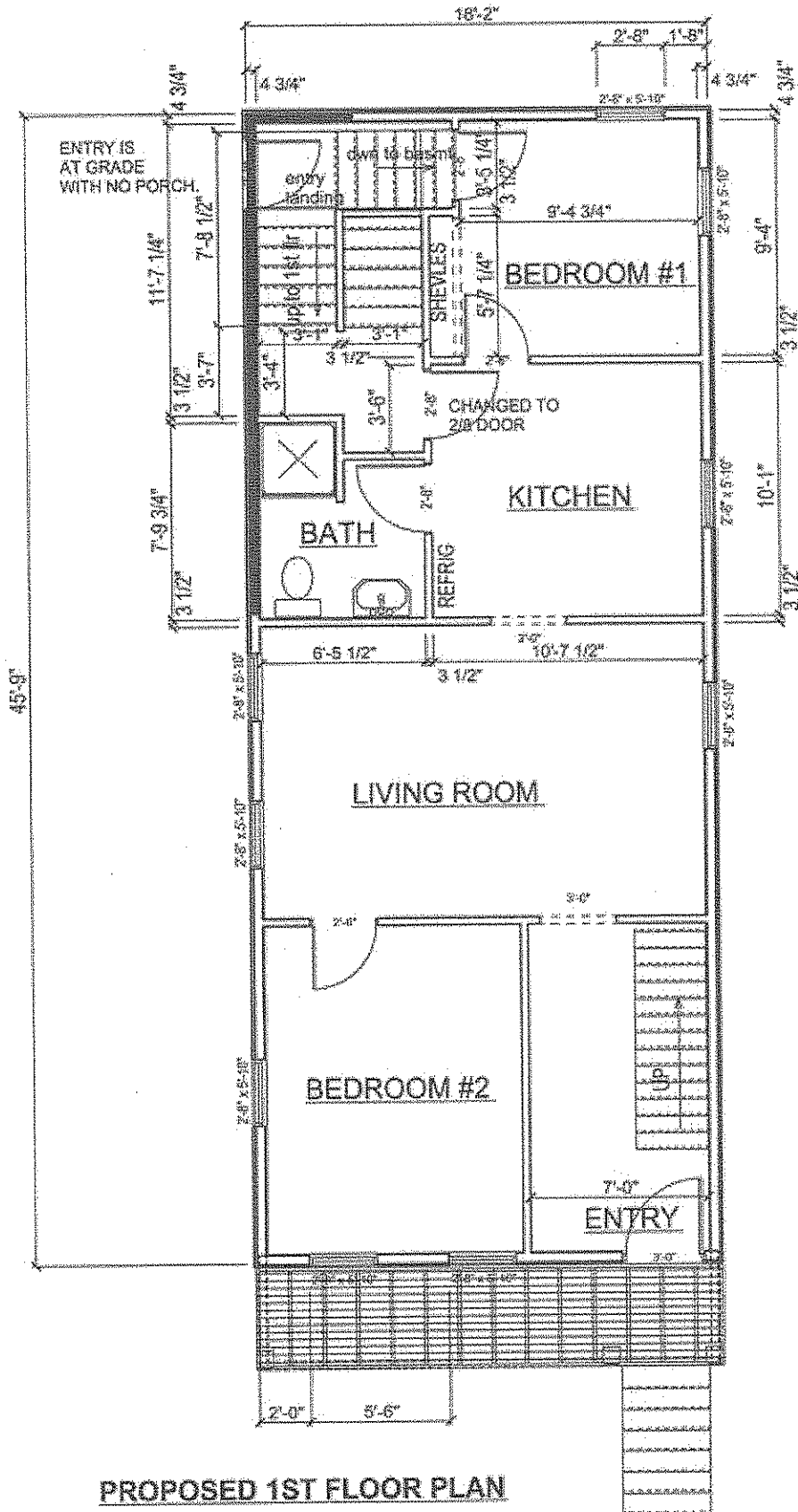
117 S. Bassett



117 S. Bassett

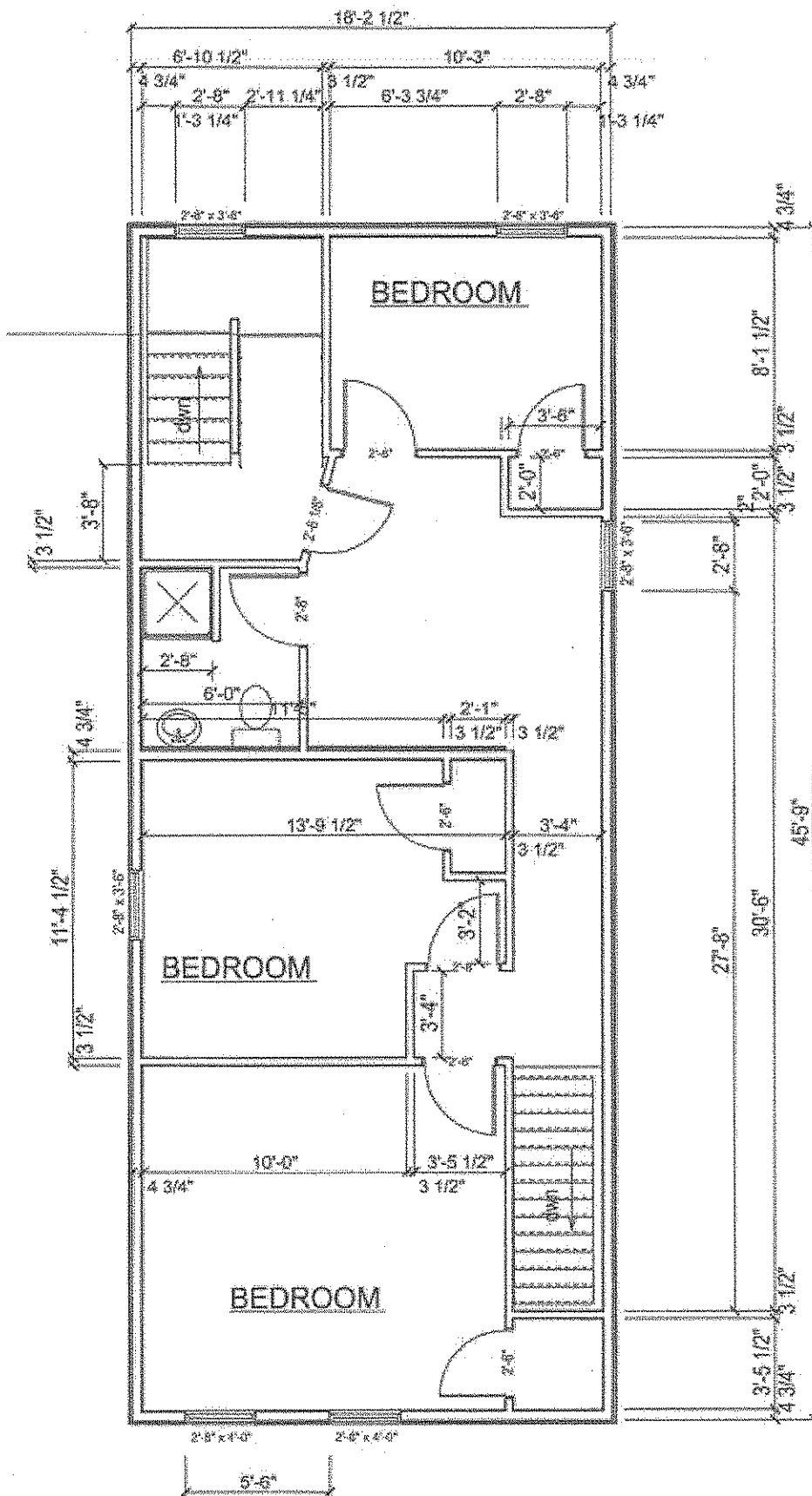


**PROPOSED FOUNDATION
& LOWER LEVEL**



PROPOSED 1ST FLOOR PLAN

115 S. Bassett



115 S. Bassett

PROPOSED 2ND FLOOR PLAN