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Letter Of Intent

Specific Implementation Plan

Landscaping/Site Plan

117 Front

117 Left

117 Right

117 Rear

117 Basement Unit

117 First Floor

117 Second Floor

117 Third Floor

115 Front

115 Left

115 Right

115 Rear

115 Basement Unit

115 First Floor

115 Second Floor

115 Third Floor



May 19, 2009

Mr. Matt Tucker
Zoning Administrator
City of Madison
215 Martin Luther King, Jr. Blvd
PO Box 2984
Madison, WI 53701-2984

Re: Letter of Intent
115/117 S. Bassett
NW ¼ OF LOT 17 & NW ¼ 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 & council consideration for approval of the proposed development.

Project:
Name: 115 & 117 S Bassett Street
NW ¼ OF LOT 17 & NW ¼ 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	430 W Dayton #1
Madison WI 53711	Madison WI 53711
Ph (608) 279-7962	

Project Submitter

Architect: Owner
Rodney W. Helt, AIA
Registered Architect
8114 Paulson Road
Verona, WI 53593
Ph (608) 848-8881

Landscape Project Consultant:

Rodney W. Helt, AIA
Registered Architect
8114 Paulson Road
Verona, WI 53593
Ph (608) 848-8881

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

Proposed Uses of Buildings:

115 S Bassett will be a 3 unit building when complete. The basement unit will get an additional 2 bedroom unit, the first and second floor unit will get a 5th bedroom added, and finally an additional 2 bedroom unit will be added on third floor.

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

The lot currently has un conforming parking, it will be turned to conforming with it being located on the rear of the buildings. The landscaping of the entire property will be upgraded to the landscape plans submitted. Additionally, a bicycle rack will be located on the property.

Project Schedule:

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

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 look good for years to come.

Sincerely,

Brandon Cook
Owner

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

Legal Description: NW ¼ OF LOT 17 & NW ¼ OF LOT 18 and 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 Country, Wisconsin.

A. Statement of Purpose: This zoning district is established to allow for construction of two additional basement apartments and the addition of half a second floor and a complete third floor. This will bring the total apartments on this property to 7. In addition the parking will become uniform, buildings will be substantially upgraded and the landscaping will be substantially upgraded.

B. Permitted Uses: To allow up to 7 rental units on the entire property.

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

D. Height Regulations: Buildings are restricted 117 S Bassett Height.

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.

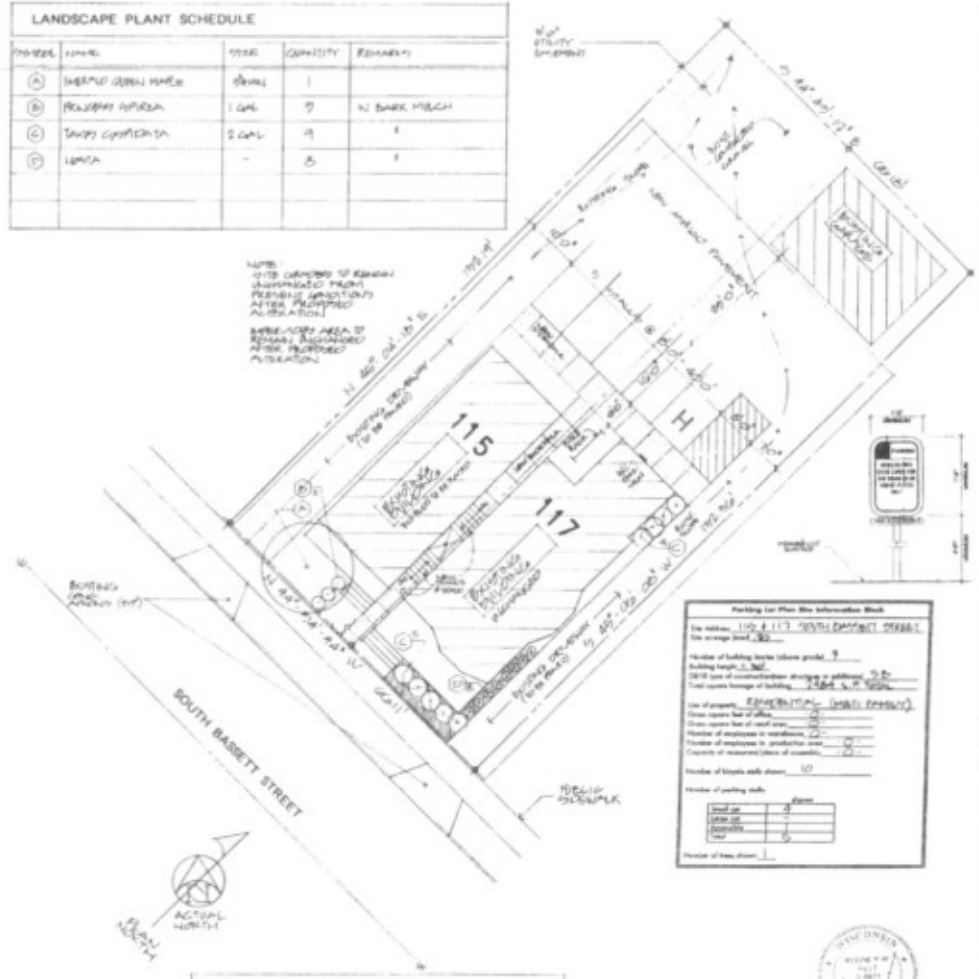
J. Family Definition: The family definition shall coincide with the definition given in M.G.O 28>03 for the R-6 Zoning definition.

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 or 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.

NO.	SYMBOL	SIZE	QUANTITY	REMARKS
(A)	SHERWOOD GREEN MAHONIA	5 GAL	1	
(B)	PRUNELLA SPICATA	1 GAL	9	1/2 BARK MULCH
(C)	TAUNUS CORYMBOSA	2 GAL	9	
(D)	LEMNA	-	5	

NOTE:
 THIS SCHEDULE OF PLANTS IS
 ASSUMED TO BE PLANTED
 AFTER PROPOSED
 AUTOMATION
 AREAS ARE
 COMPLETED
 AFTER PROPOSED
 AUTOMATION



Parking Lot Sign Information Board	
Site address:	115 & 117 SOUTH BASSETT STREET
Site average level:	30
Number of building levels below grade:	0
Building height:	3.30
Will any of construction develop in addition:	NO
Total square footage of building:	22,000 S.F. (20,000)
Use of property:	COMMERCIAL (SHELL FUEL/STATION)
Other square feet of office:	0
Other square feet of retail:	0
Number of employees in residential:	0
Number of employees in production area:	0
Capacity of restaurant/cafeteria:	0
Number of stories with elevators:	0
Number of parking stalls:	10
Number of parking stalls:	10
Handicap:	0
Number of stalls shown:	10

PROJECT SITE PLAN

SCALE: 1" = 10'-0"

Professional Engineer Seal
 Rodney W. Hill, AIA
 Registered Architect
 8114 Pavilion Road
 Virginia, VA 23060
 804.598.8887 FAX

RODNEY W. HILL, AIA
 REGISTERED ARCHITECT
 8114 PAVILION ROAD
 VIRGINIA, VA 23060
 804.598.8887 FAX

PROJECT: MULTI-FAMILY APARTMENT
 115 & 117 SOUTH BASSETT STREET
 MANASSAS, VIRGINIA
 JOB: 24-192

DATE: 5/20/2009

5-20-2009



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



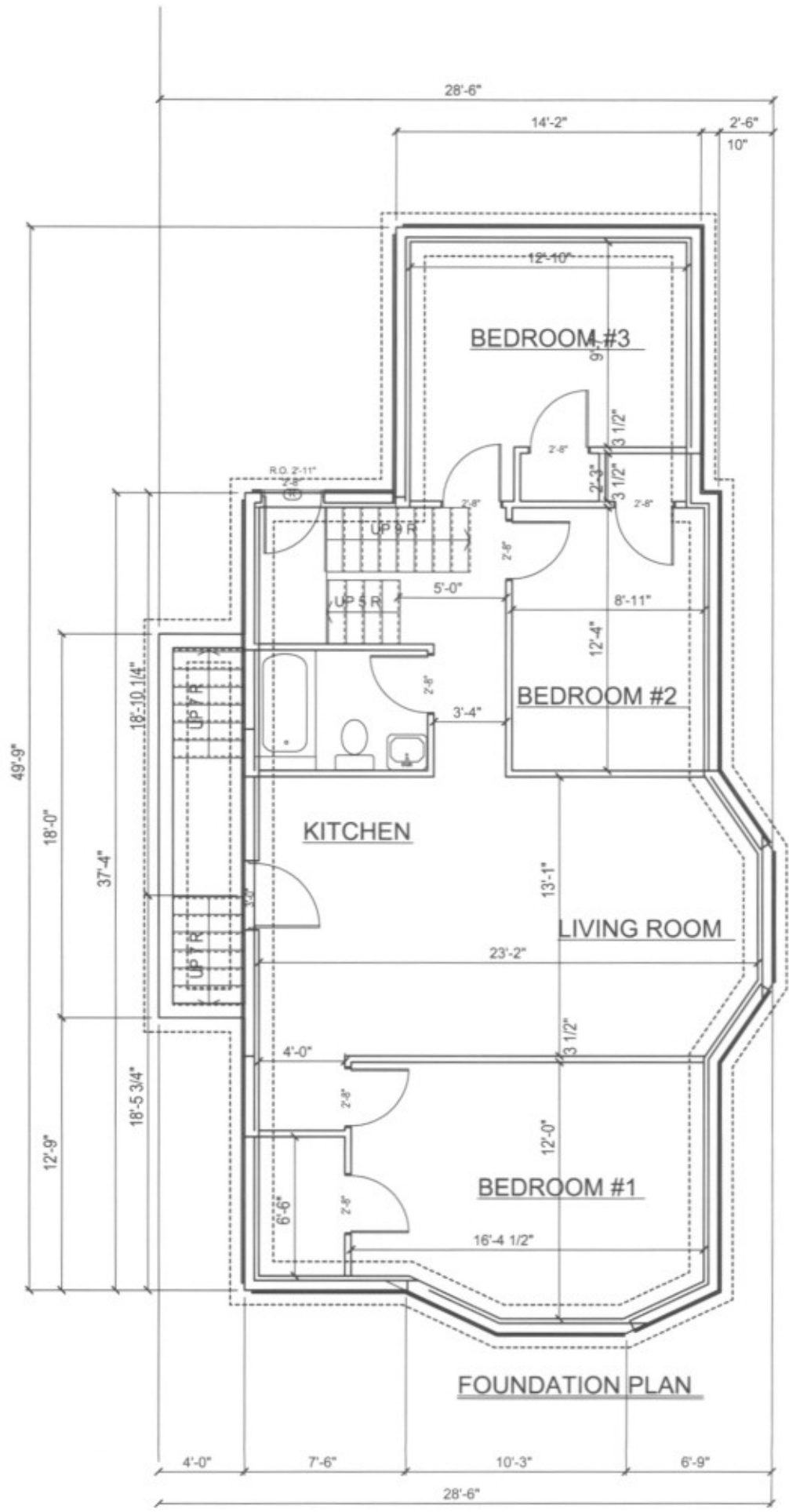


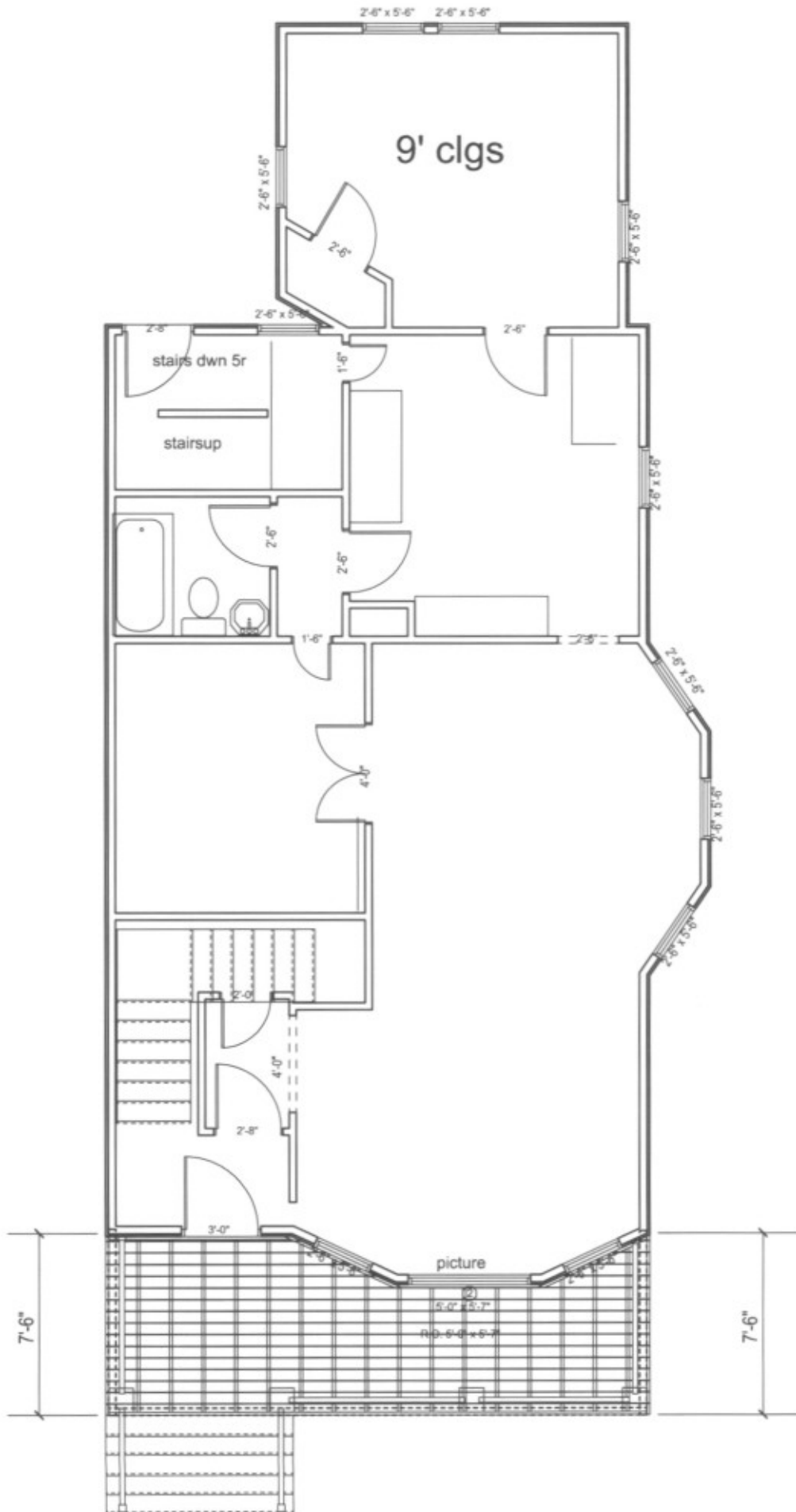
RIGHT ELEVATION

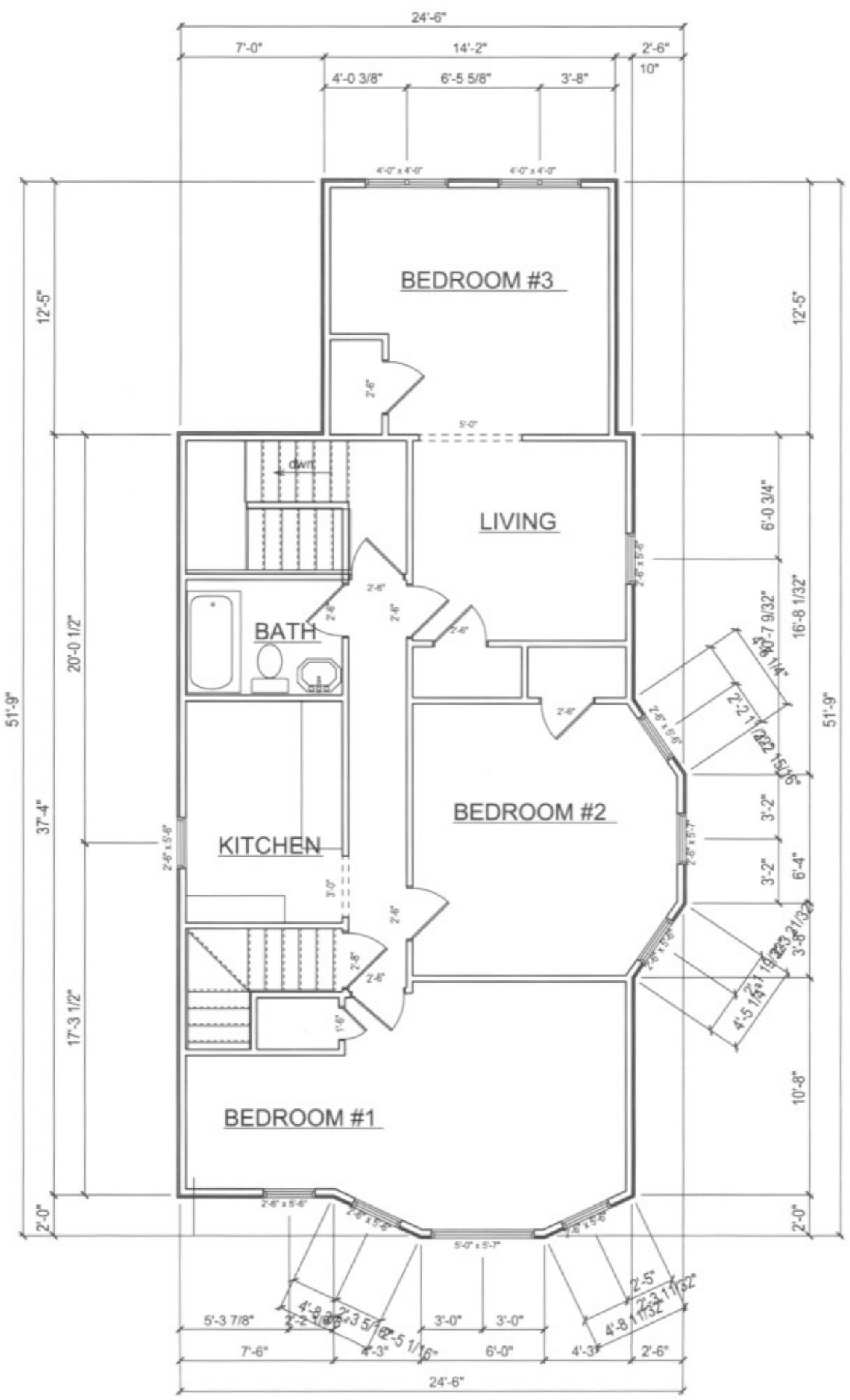


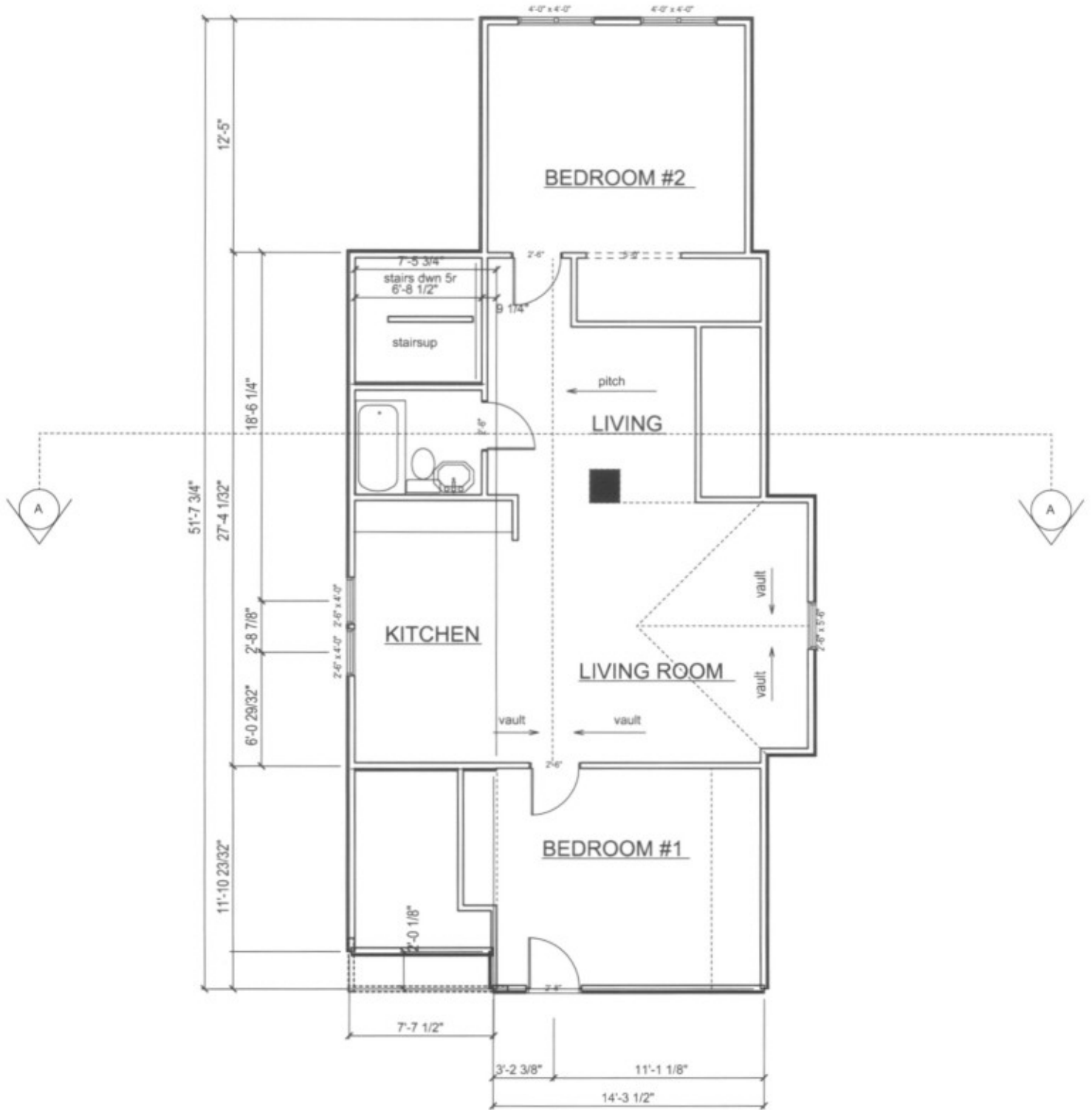
REAR ELEVATION

SCALE: 1/4" = 1'-0"





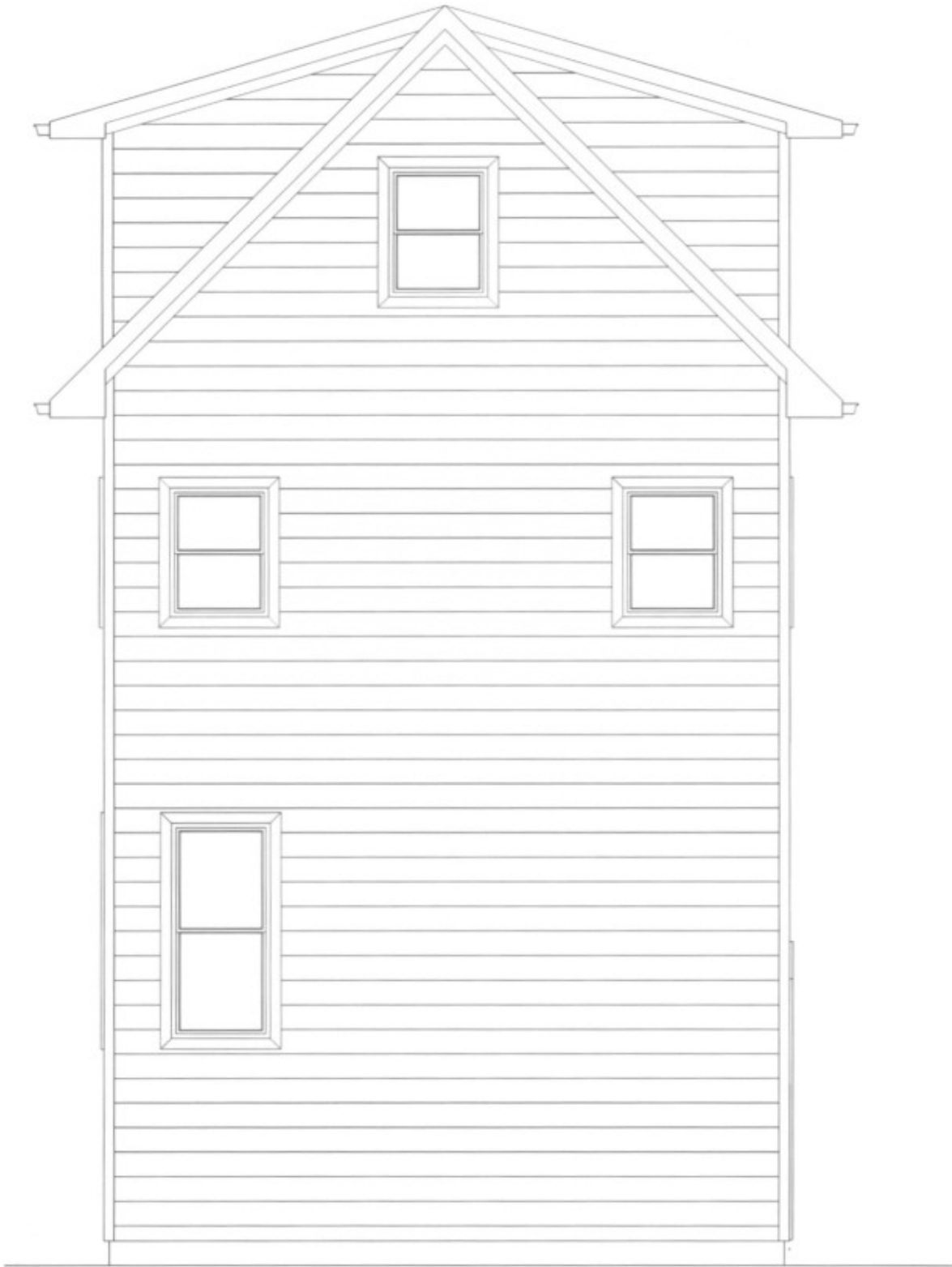






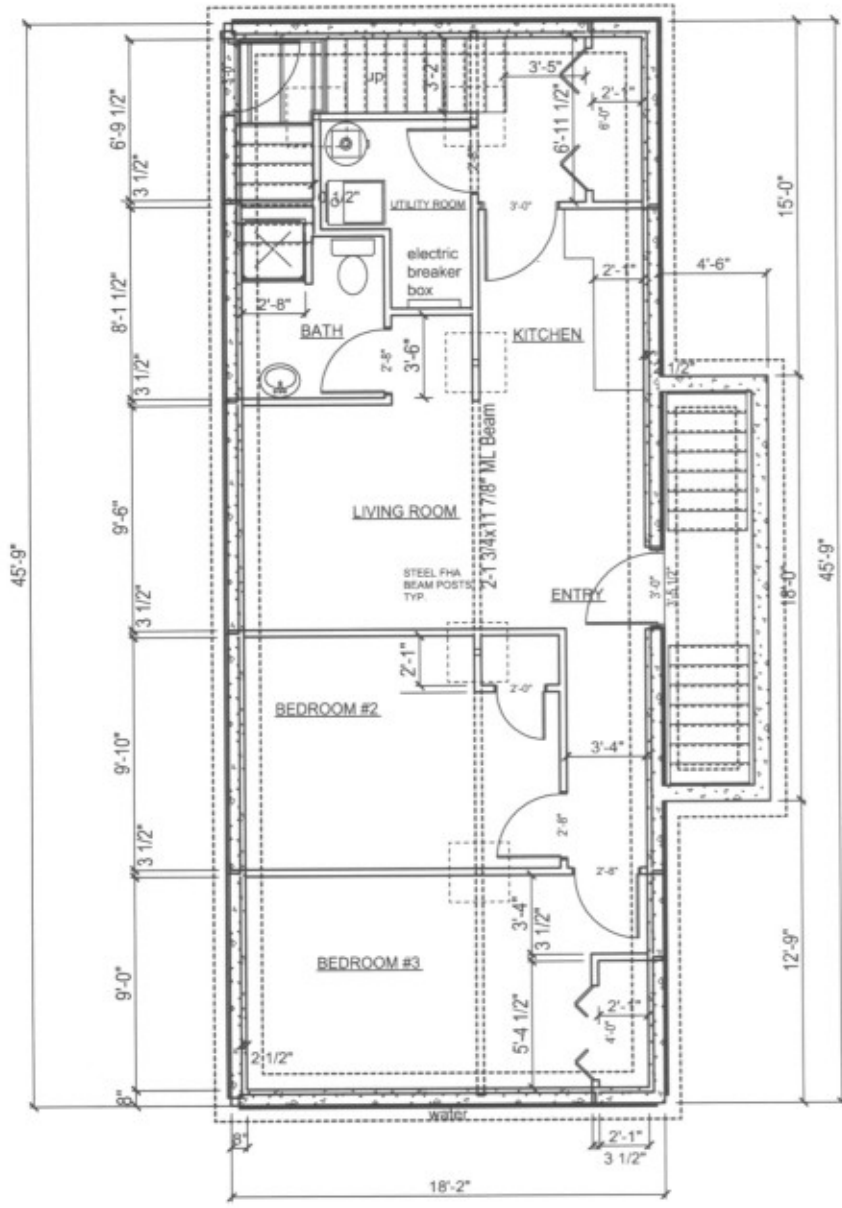




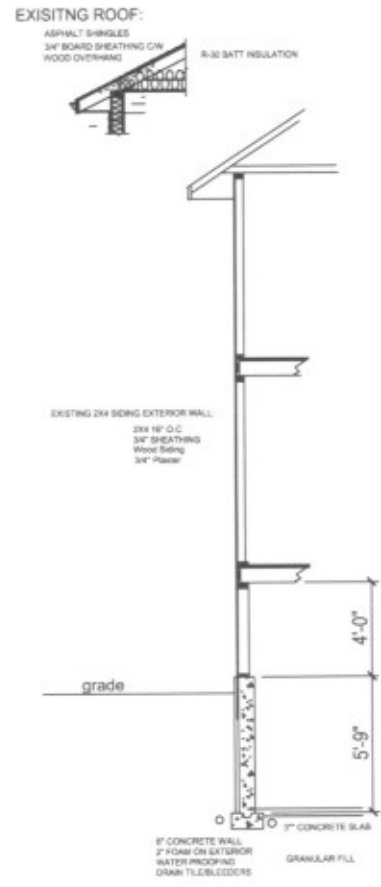


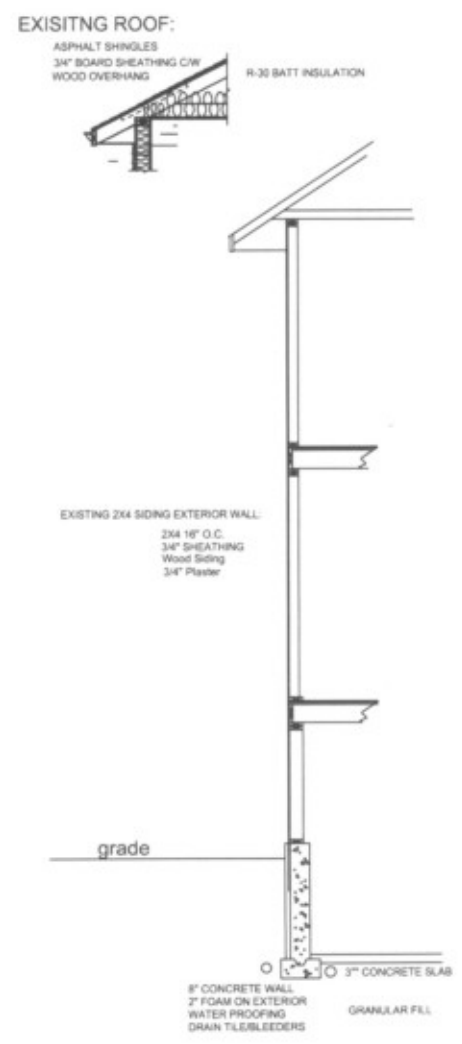
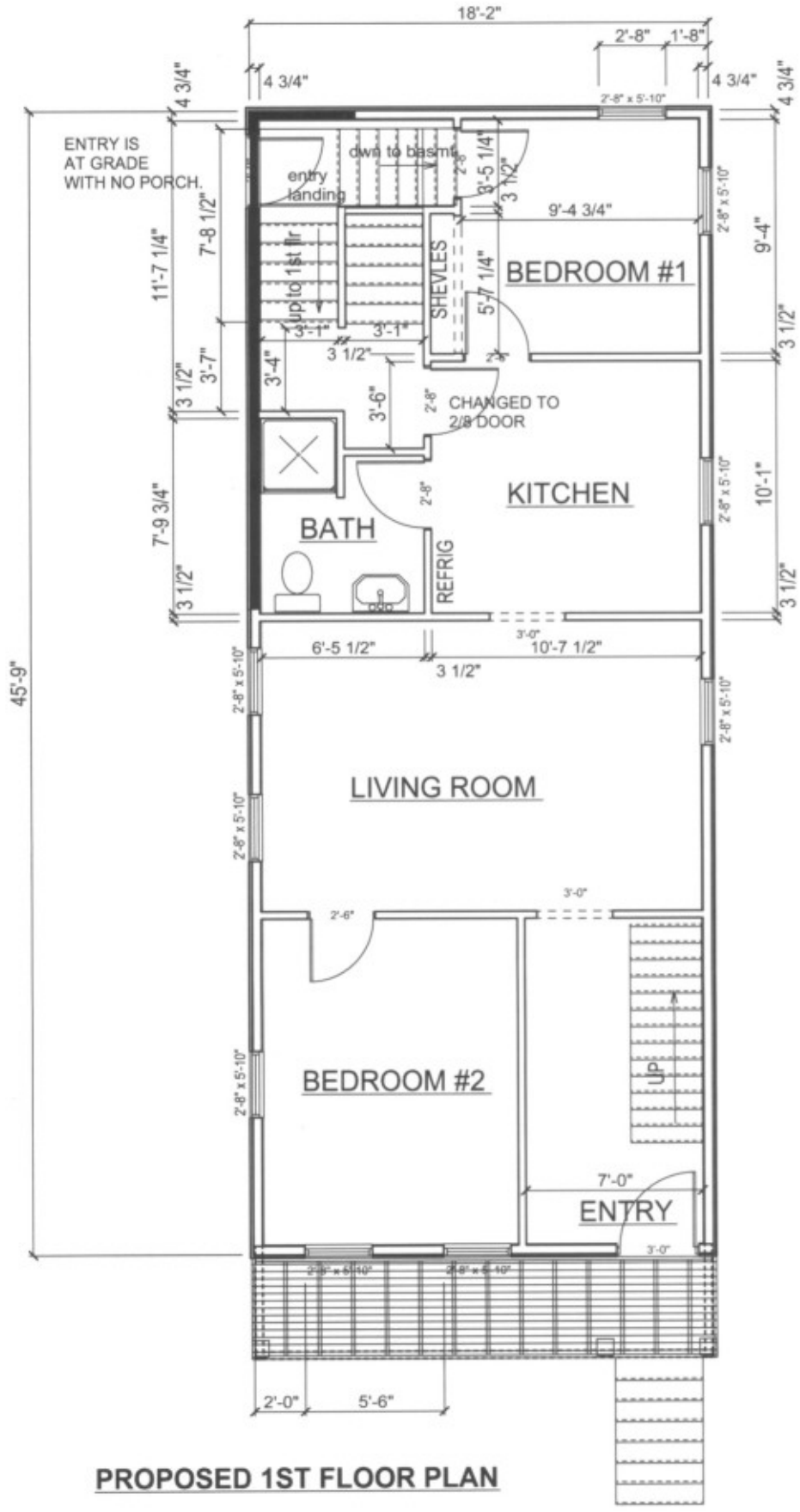
REAR ELEVATION

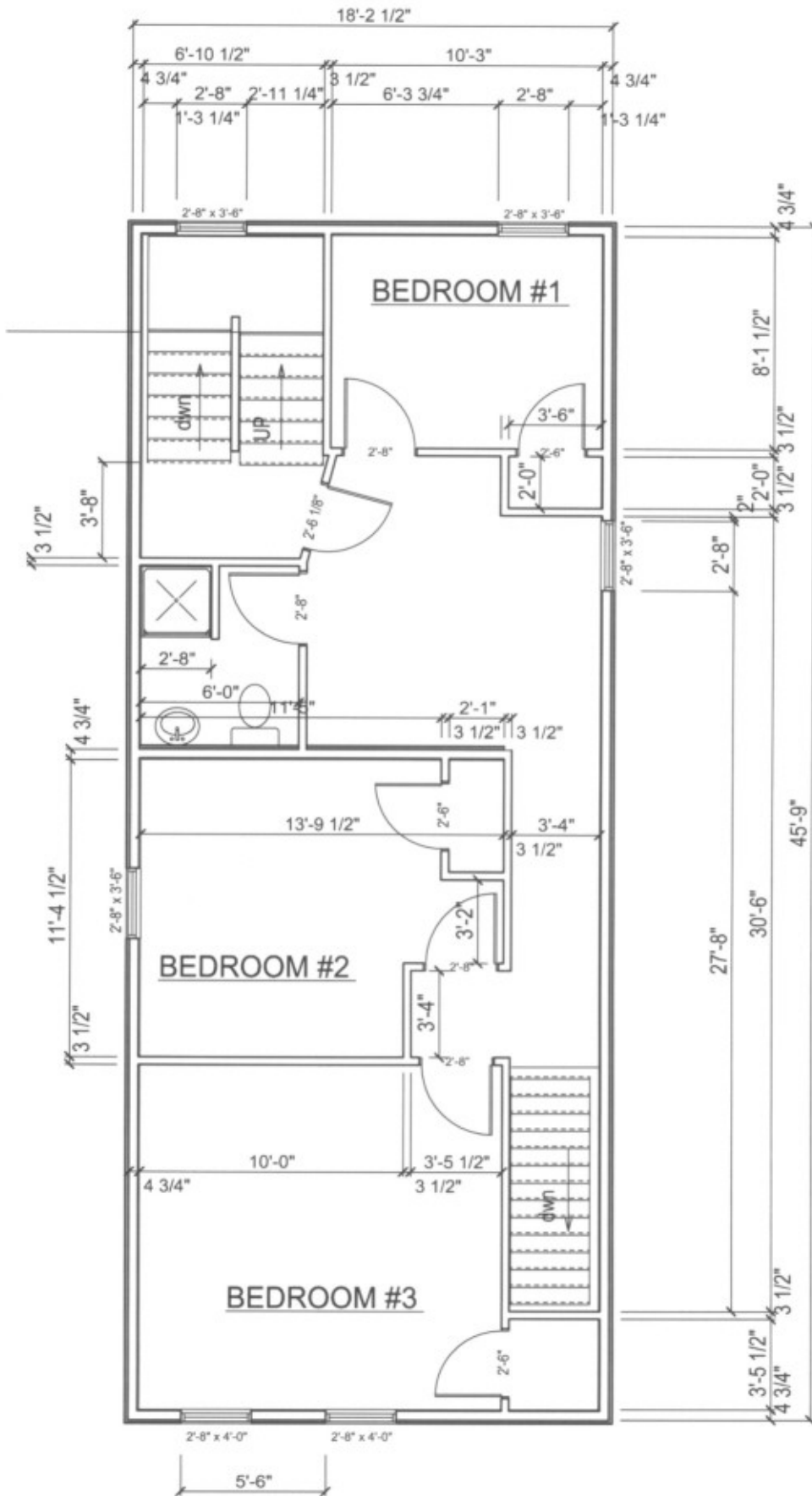
SCALE: 1/4" = 1'-0"



PROPOSED FOUNDATION & LOWER LEVEL







PROPOSED 2ND FLOOR PLAN

