

ARO EBERLE ARCHITECTS

116 King Street, Suite 202
608 204-7464

Madison, WI 53703
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March 26, 2010

Al Martin
Madison Urban Design Commission
City of Madison Dept of Planning & Development
215 Martin Luther King, Jr. Blvd
Madison, WI 53701

Dear Al and Urban Design Commissioners,

The Plan Commission and council approved a PUD-SIP for the properties at 115-117 S. Bassett Street with the condition that the backyard apartment building be removed from the approval. While the UDC approved the design of the site with a new back building, initial and final, the Planning department staff report was not in agreement and the Plan Commission approved the project for the two front apartment buildings only. One condition, the reason we are back before you, is that the landscape plan for the reconfigured rear yard required significant revisions. Staff felt the scope of changes were significant enough to warrant your review, and attached please find the revised landscape plan prepared by Chris Thiel, of Thiel Studio.

Best regards,



Aro Eberle Architects, Inc.
Matthew Aro, AIA

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

**AGENDA ITEM # _____
Project # _____**

	Action Requested
DATE SUBMITTED: _____	<input type="checkbox"/> Informational Presentation
UDC MEETING DATE: <u>APRIL 7, 2010</u>	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 115-117S. BASSETT

ALDERMANIC DISTRICT: 4

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
BRANDON COOK ARO EBERLE ARCHITECTS
430 W. DAYTON 116 KING ST., SUITE 202
MADISON, WI 53703

CONTACT PERSON: MATT ARO
Address: 116 KING, SUITE 202
Phone: 220-2382
Fax: —
E-mail address: aro@aroeberte.com

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

LANDSCAPE WORKSHEET
 Parking Lots, Storage Areas and Loading Areas
 (Section 28.04 Madison General Ordinance)

Project Location/Address:	115-117 S. BASSETT ST.
Name of Project:	
Owner/Contact:	MATT ARO (ARCHITECT)
Address:	116 KING ST., SUITE 202

FOR PARKING LOTS WITH GREATER THAN 20 STALLS, LANDSCAPE PLANS MUST BE STAMPED BY A REGISTERED LANDSCAPE ARCHITECT

I. Number of Trees Required

The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. (Example: One tree is required for 10 parking stalls).

Landscape requirements for storage areas are determined by dividing the total square footage of the storage area by (300) square feet. This converts area to stalls. [Example: 10,000 square feet is equivalent to (33) stalls or (3) trees and (160) points].

Number of Parking Stalls _____ 5

Total Square Footage of the Storage Area _____
 Divided by Three Hundred (300) Square Feet -

Number of Canopy Shade Trees Required (2" - 2 1/2" Caliper) _____
 (See Schedule on reverse side) 1

TOTAL

II. Number of Landscape Points Required

The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 49.5 points are required for 10 stalls) A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be counted as one point. Thus: 49.5 points would be rounded down to 49.0 points required.

The number of points required for loading areas is (75) points for each loading berth. _____
 (See Schedule on reverse side) -

Number of Points Required (See Schedule on reverse side) _____
25

TOTAL

Tabulation of Points and Credits

Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

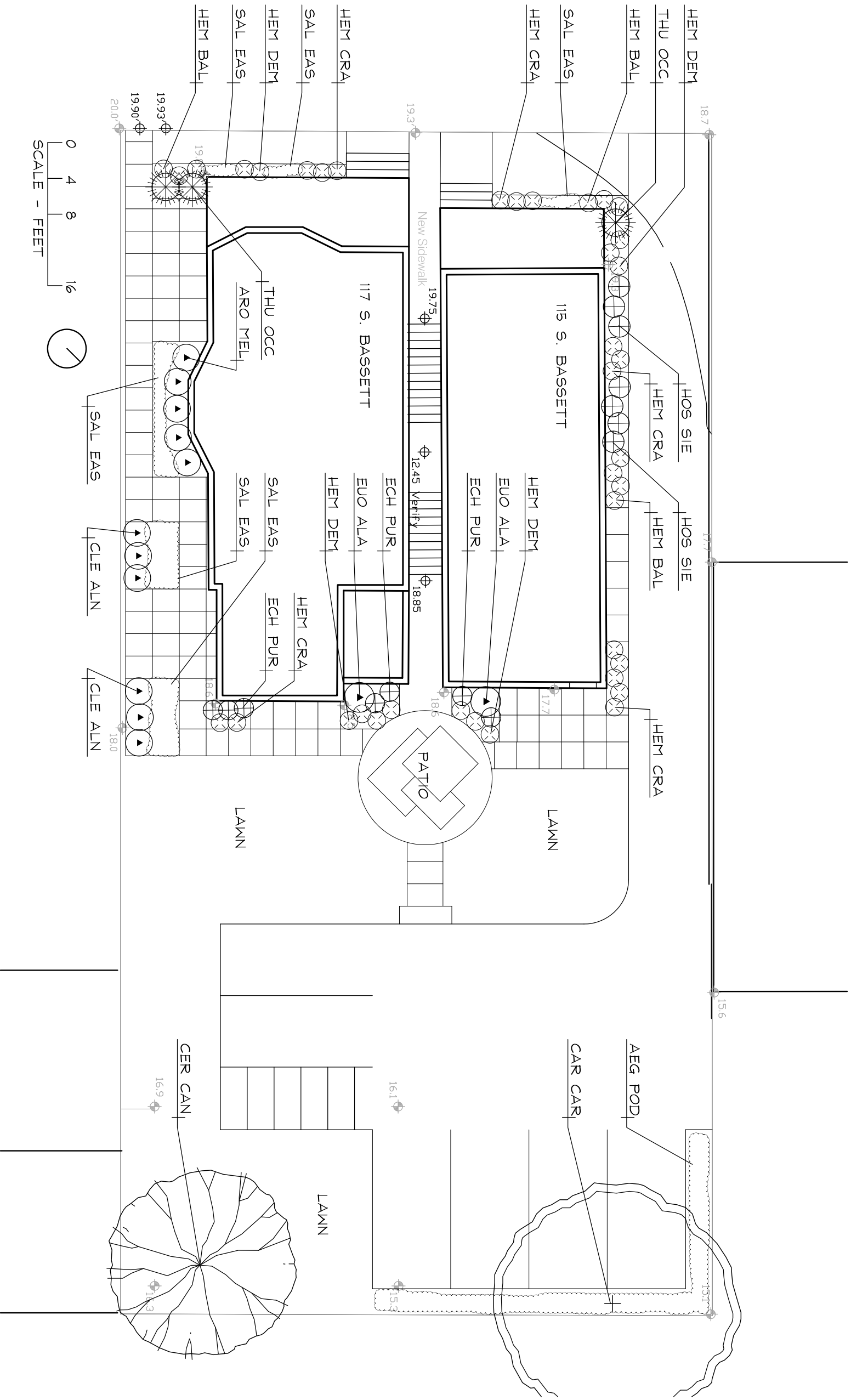
ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	CREDITS	
				QUANTITY	POINTS
Canopy Tree: 2" - 2 1/2"*	35	1	35		
Deciduous Shrub	2	5	10		
Evergreen Shrub	3				
Decorative Wall or Fence (per 10 L.F.)	5				
Earth Berm (per 10 L.F.)					
Avg. Height 30"	5				
Avg. Height 15"	2				
Evergreen Trees 3' height minimum	15				
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)	15				
Sub Totals			45	+	-

TOTAL
 = 45

Total No. of Points Provided
 (Equal to or greater than points required)

*Trees required in Part I above, are not to be included in the point count.

Approved by: _____ Date: _____



REVISIONS:

**Bassett St.
Residential**

115-117 South Bassett St.
Madison, WI
Landscape Plan

March 31, 2010

LANDSCAPE PLANT LEGEND

Symbol	Botanical name	Common Name	Size	Root	Quantity	MI Native	Comments
TREES							
CAR CAR	<i>Carpinus caroliniana</i>	Musclemwood	2" Cal.	B#B	1	X	Single-Stem
CER CAN	<i>Cercis canadensis</i>	Redbud	2" Cal.	B#B	1	X	Multi-Stem
EVERGREEN TREES/SHRUBS							
THU OCC	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Green Arborvitae	4' Ht.	Cont.	3	X	
DECIDUOUS SHRUBS							
ARO MEL	<i>Aronia melanocarpa</i>	Autumn Magic Black Chokeberry	5 Gal.	Cont.	5	X	
CLE ALN	<i>Clethra Alnifolia</i> 'Hummingbird'	Hummingbird Summersweet	5 Gal.	Cont.	6	X	
EUO ALA	<i>Euonymus alatus</i> 'Select'	Fire Ball	5 Gal.	Cont.	3	X	
PERENNIALS / GROUNDCOVER							
AEG POD	<i>Agropodium podagraria</i> 'Variegatum'	Bishop's Weed	4' Pot	Cont.			Plant at 12" O.C.
ECH PUR	<i>Echinacea purpurea</i> 'Ruby Star'	Ruby Star Coneflower	3 Gal.	Cont.	2	X	
HEM BAL	<i>Hemerocallis Baltimore Oriole</i>	Baltimore Oriole	3 Gal.	Cont.	9	X	Red/Orange Flowers
HEM CRA	<i>Hemerocallis 'Cradle of Liberty'</i>	Cradle of Liberty	3 Gal.	B#B	16	X	Scarlet Red Flowers
HEM DEL	<i>Hemerocallis 'Demetrius'</i>	Demetrius Daylily	3 Gal.	Cont.	12	X	Yellow Flowers
HOS SIE	<i>Hosta sieboldiana</i> 'Eigans'	Eigans Hosta	3 Gal.	Cont.	7	X	Blue/Green Leaves
SAL EAS	<i>Salvia 'East Friesland'</i>	East Friesland Salvia	4' Pot	Cont.		X	Plant at 12" O.C.

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Landscape Legend

March 31, 2010