

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

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>9/30/09</u>	<input checked="" type="checkbox"/> Action Requested
UDC MEETING DATE: <u>10/7/09</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 115-117 S. Bassett

ALDERMANIC DISTRICT: Mike Verveer

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:

Brandon Cook
P.O. Box 694
Madison, WI 53711

Avo Eberle Arch.
116 King Street

CONTACT PERSON: Josh Johnson Madison, WI 53703

Address: 116 King Street
Madison WI 53703

Phone: 608 204 7464

Fax: 608 967 1403

E-mail address: Johnson@avoeberle.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.

ARD EBERLE ARCHITECTS

116 King Street, Suite 202
608 204-7464

Madison, WI 53703
FAX: 608 467 1403

September 30, 2009

Mr. Al Martin
City of Madison
Department of Planning & Development
Room LL100
215 Martin Luther King Jr. Blvd
Madison, WI 53703
amartin@cityofmadison.com

RE: 115-117 South Bassett Street

Dear Al & UDC members,

We are pleased to present this submittal for consideration by the Urban Design Commission, at their October 7, 2009 meeting for an informational presentation on the new design approach for Brandon Cook's project on 115-117 South Bassett Street.

Mr. Cook will be focusing more of his efforts on the new building in the rear of the property as opposed to the 2 older structures located on Bassett Street. The 2 existing buildings will be modified in the rear and the porches will be rebuilt in keeping with the Bassett Neighborhood Guidelines. These two buildings will still be refinished with the siding that Brandon previously proposed. The gable roof of the smaller structure (115 Bassett) will be extended (with the same height and pitch) to the rear of the property after the lean to-porch and room in the rear are removed. This section that will be removed is not part of the original farmhouse. This building will remain at the same 2 story height. The new stair tower on the rear of the 117 building will be incorporated with changes to the adjacent existing addition to minimize the impact from the street and complement the original structure.

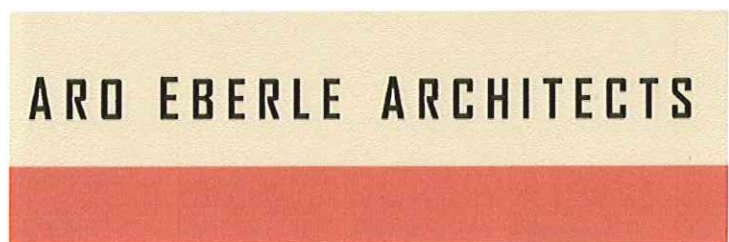
The rear portion of this property consists of a surprising variety of building styles and materials. This new design uses a contemporary design which incorporates the adjacent façade materials to unify the area. The views of this building from the street are limited and the windows, balconies and materials are arranged to complement these framed openings in the street fabric. This building will be under 30 feet in height and actually shorter than most of the adjacent buildings. A roof area will be accessible to the tenants and sedum trays will create a green roof and aid in storm water retention.

The driveway at 117 Bassett will be replaced by a sidewalk and landscaped area which will lead to a new patio which will be shared by the residents.

Please contact me if you have any questions regarding the project.

Sincerely,

Josh Johnson, AIA
Architect
Aro Eberle Architects, Inc.
johnson@aroeberle.com
(608) 204-7464



Brandon Cook
 115-117 South Bassett

No.	Description	Date

Perspective		
Project number	Project Number	P 1
Date	8/12/2009	
Drawn by	Author	Scale
Checked by	Checker	

West Main Street

Doty Street

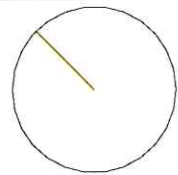
Proposed Building

DN

115

117

South Bassett Street



ARD EBERLE ARCHITECTS

Brandon Cook
115-117 South Bassett

No.	Description	Date

Schematic Site Plan

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

S1.0

Scale 1" = 20'-0"