



# URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

This form may also be completed online at:  
<http://www.cityofmadison.com/planning/documents/UDCApplication.pdf>

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>7/13/14</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: _____	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input checked="" type="checkbox"/> Final Approval

1. Project Address: 115/117 S. Bassett  
Project Title (if any): \_\_\_\_\_

2. This is an application for (check all that apply to this UDC application):
- New Development
  - Alteration to an Existing or Previously-Approved Development
- A. Project Type:**
- Project in an Urban Design District\* (public hearing \$300 fee)
  - Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Street Exterior Alterations)
  - Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
  - Planned Development (PD)
    - General Development Plan (GDP)
    - Specific Implementation Plan (SIP)
  - Planned Multi-Use Site or Planned Residential Complex
- B. Signage:**
- Comprehensive Design Review\* (public hearing \$300 fee)
  - Street Graphics Variance\* (public hearing \$300 fee)
  - Signage Exception(s) in an Urban Design District (public hearing \$300 fee)
- C. Other:**
- Please specify: \_\_\_\_\_

3. Applicant, Agent & Property Owner Information:

Applicant Name: <u>Brendan Cook</u>	Company: _____
Street Address: <u>PO Box 694</u>	City/State: <u>Madison WI</u> Zip: <u>53701</u>
Telephone: <u>(608) 279-7462</u> Fax: _____	Email: _____
Project Contact Person: <u>Matt Ara</u>	Company: <u>Ara Eberle Architects</u>
Street Address: <u>116 King st #202</u>	City/State: <u>Madison WI</u> Zip: <u>53703</u>
Telephone: <u>(608) 204-7464</u> Fax: _____	Email: _____
Project Owner (if not applicant): _____	City/State: _____ Zip: _____
Street Address: _____	Email: _____
Telephone: ( ) _____ Fax: ( ) _____	

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin on \_\_\_\_\_ (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant: Brendan Cook Relationship to Property: owner

Authorized Signature: [Signature] Date: 7/13/14

April 15 2016

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 a major alteration to an approved PD-SIP.

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  
PO BOX 694  
Madison WI 53701  
Ph (608)279-7962

Project Submitter  
Owner

Architect:  
Aro Eberle Architects  
116 King Street Suite 202  
Madison WI 53703  
Ph (608)204-7464  
Contact: Matt Aro

Background – Existing Use:

The existing use for the property at 115 & 117 S Bassett is apartment housing primarily occupied by students. This is under Multi-Family Housing. The current configuration on these two properties is two apartment houses toward the front of each lot. 115 S Bassett is currently a two family home with 7 bedrooms, and 117 S Bassett is currently a 4 story 4 unit building with 10 bedrooms. The site is currently zoned PD-SIP.

Proposed Changes:

1. Roofing material change on 115 and 117 from metal roof to architectural shingle.
2. Relocation of landscaping a small portion of landscaping to accommodate windows and doors.
3. Discharge 117 S Bassett sump pump into storm water drain that currently runs along the side of 117 S Bassett.
4. Driveway parking lot to be either the approved asphalt or concrete.
5. Moving rear basement window on 117 S Bassett over to accommodate MGE utilities. Also extending siding to wrap around the window.
6. Moving rear 1st floor window over slightly so the plans reflect the original window opening.

Project Schedule:

Parking lot/landscaping to be built immediately.

Social and Economic Impacts:

The proposed changes do not greatly affect the original impacts.

Sincerely,

Brandon Cook  
Owner

# 115-117 S. Bassett

## PUD-SIP

(ALTERATION)

### Architectural Sheet list

A0 Cover

E2 Elevations

E3 Elevations

E4 Elevations

E5 Elevations

### Site Sheet List

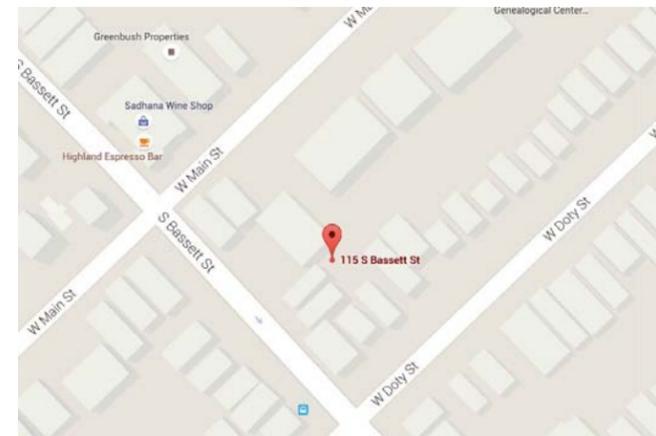
SL-1 Site Layout Plan

SL-2 Grading Plan

SL-3 Lighting Photometric Plan

SL-4 Landscape Plan

SL-5 Landscape Legend



ARD EBERLE ARCHITECTS

Owner: Brandon Cook  
115-117 South Bassett

UDC SUBMITTAL

Date 7/12/2016

A0

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

Cross bars removed

New Door. Reframe Wall

New Ballister

New Railing

Existing Column

New Railing

New Skirt Behind New Frame

New Ballister

New Railing

Existing Column

New Railing

New Skirt Behind New Frame

Proposed Southwest Facade  
115 S. Bassett

Proposed Southwest Facade 3/16" = 1'-0"  
117 S. Bassett

Contractor Note: 4" Lap on Siding



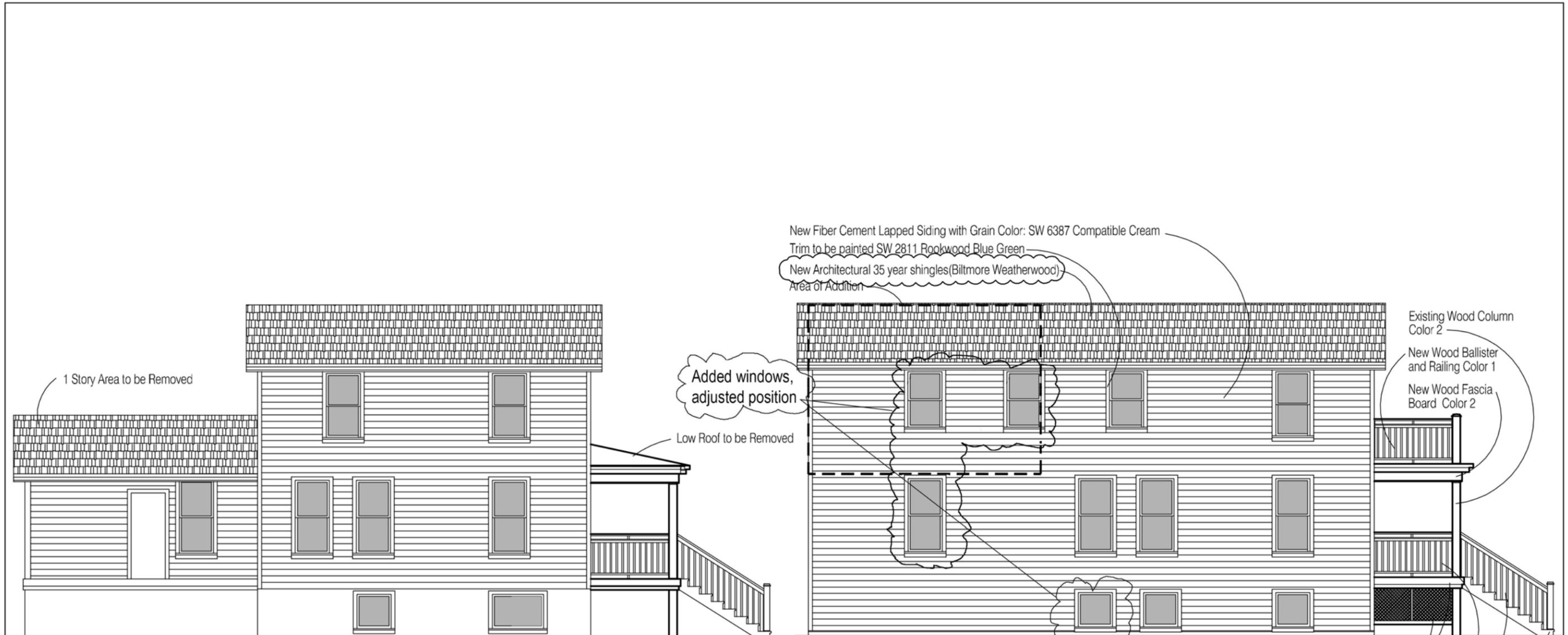
**ARD EBERLE ARCHITECTS**

**Owner: Brandon Cook  
115-117 South Bassett**

**PUD-SIP  
Recording Documents  
Minor Alteration**

Date 9/19/2012

**E 2**



Existing Northwest Facade  
115 Bassett



Proposed Northwest Facade  
115 Bassett

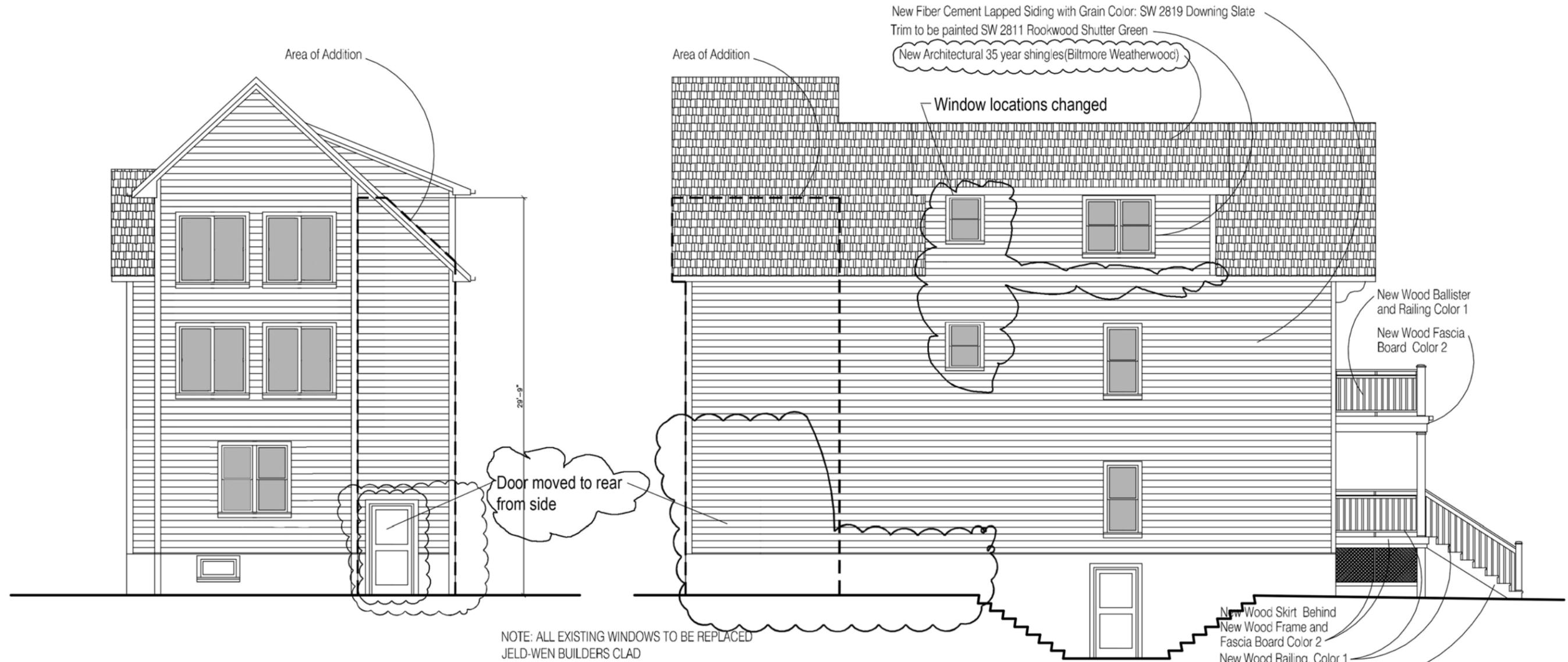
NOTE: ALL EXISTING WINDOWS TO BE REPLACED  
JELD-WEN BUILDERS CLAD

New Wood Skirt Behind  
New Wood Frame and  
Fascia Board Color 2  
New Wood Railing. Color 1  
New Wood Stair. Color 2  
  
Color 1: SW 2811 Rookwood Blue Green  
Color 2: SW 6387 Compatible Cream

Owner: Brandon Cook  
115-117 South Bassett

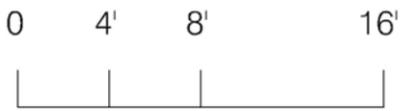
PUD-SIP  
Recording Documents  
Minor Alteration

Date 4/19/2106  
E 3



Proposed Rear Facade  
117 Bassett

Proposed Northwest Facade (Between Buildings)  
117 Bassett

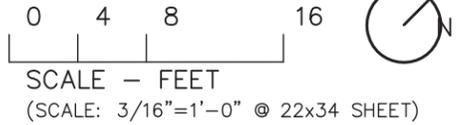
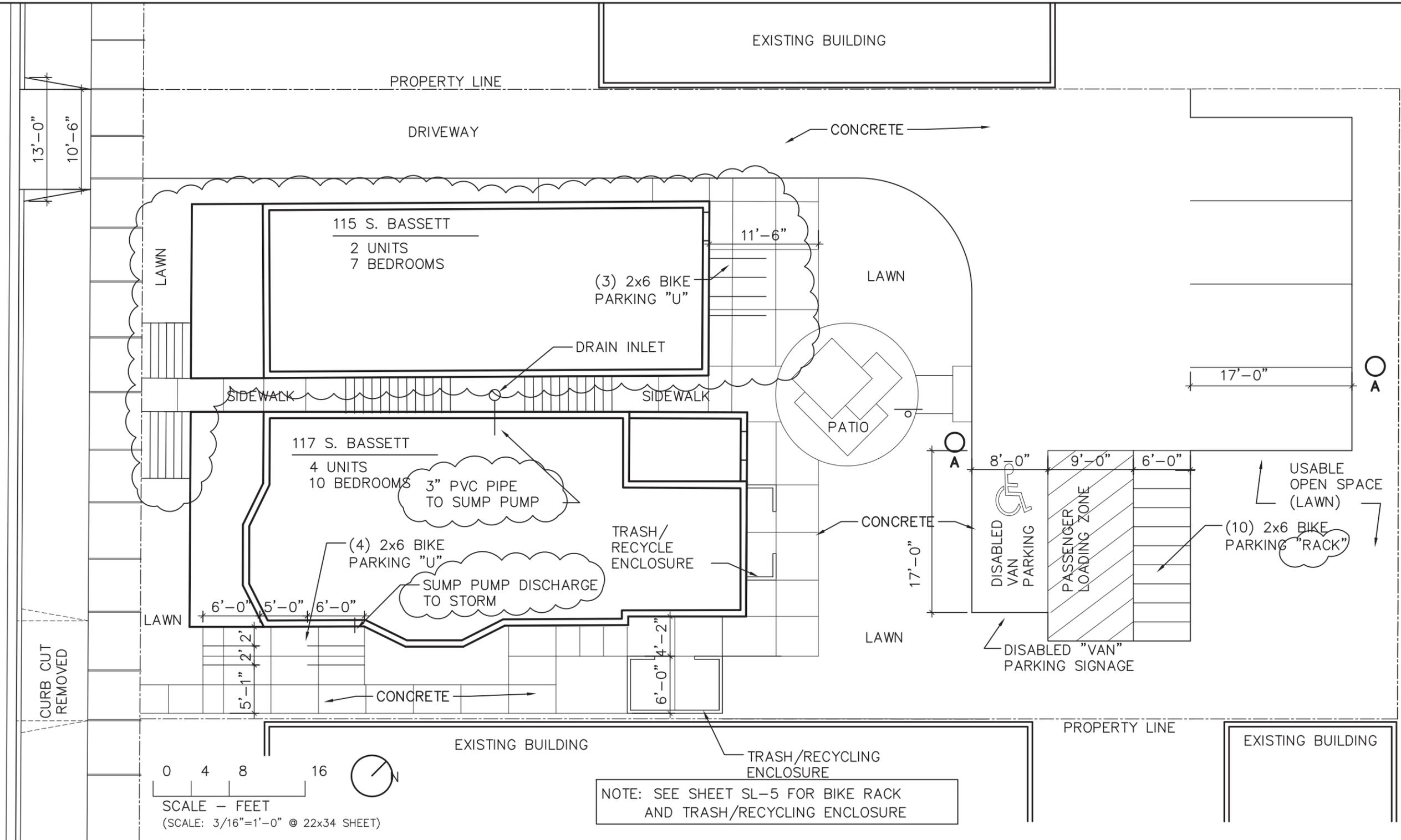


Owner: Brandon Cook  
115-117 South Bassett

PUD-SIP  
Recording Documents  
Minor Alteration

Date 4/19/16  
E 4

SOUTH BASSETT ST.



NOTE: SEE SHEET SL-5 FOR BIKE RACK AND TRASH/RECYCLING ENCLOSURE

SITE STATISTICS

LOT SIZE: 8,750 SF			
<b>EXISTING SITE</b>			
IMPERVIOUS SURFACE AREA:	8,388 SF		
IMPERVIOUS SURFACE RATIO:	95.9%		
<b>PROPOSED SITE</b>			
IMPERVIOUS SURFACE AREA:	5,689 SF		
IMPERVIOUS SURFACE RATIO:	65.0%		
<b>USABLE OPEN SPACE</b>			
USABLE OPEN SPACE AREA:	2,498 SF		
USABLE OPEN SPACE RATIO:	28.5%		
<b>TOTAL BEDROOMS (17)</b>			
BIKE PARKING REQUIRED:	17		
BIKE PARKING PROVIDED:	17		

REVISIONS:

**Bassett St. Residential**

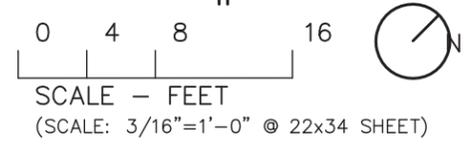
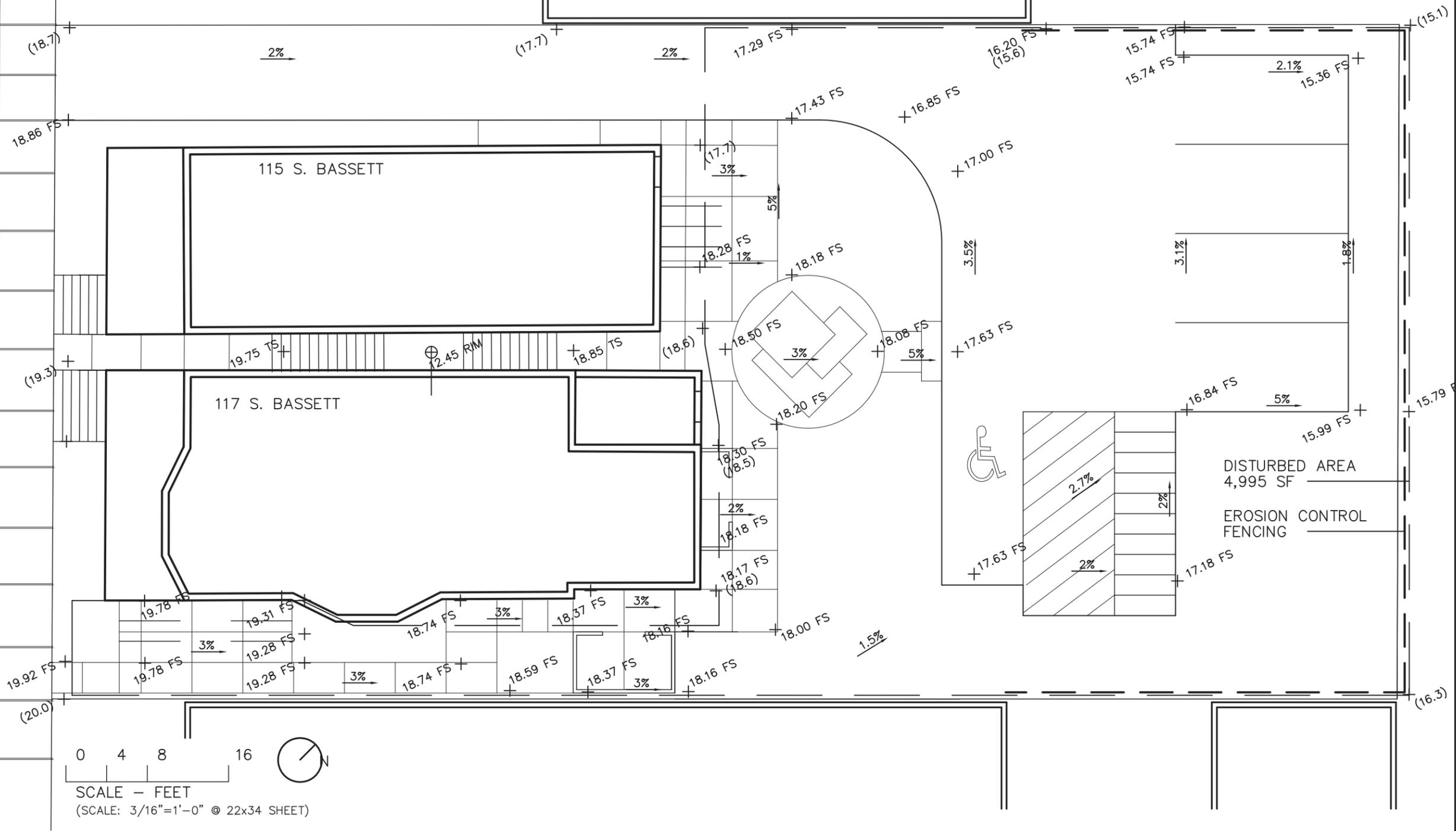
115-117 South Bassett St.  
Madison, WI

Site Layout Plan  
MAJOR Alteration  
to Approved PUD

4/19/2016

**SL-1**

SOUTH BASSETT ST.



LEGEND

(20.0)	EXISTING ELEVATION
20.00 FS	FINISH SURFACE
20.00 TS	TOP OF STEP
20.00 FG	FINISH GRADE
20.00 RIM	RIM ELEVATION

REVISIONS:

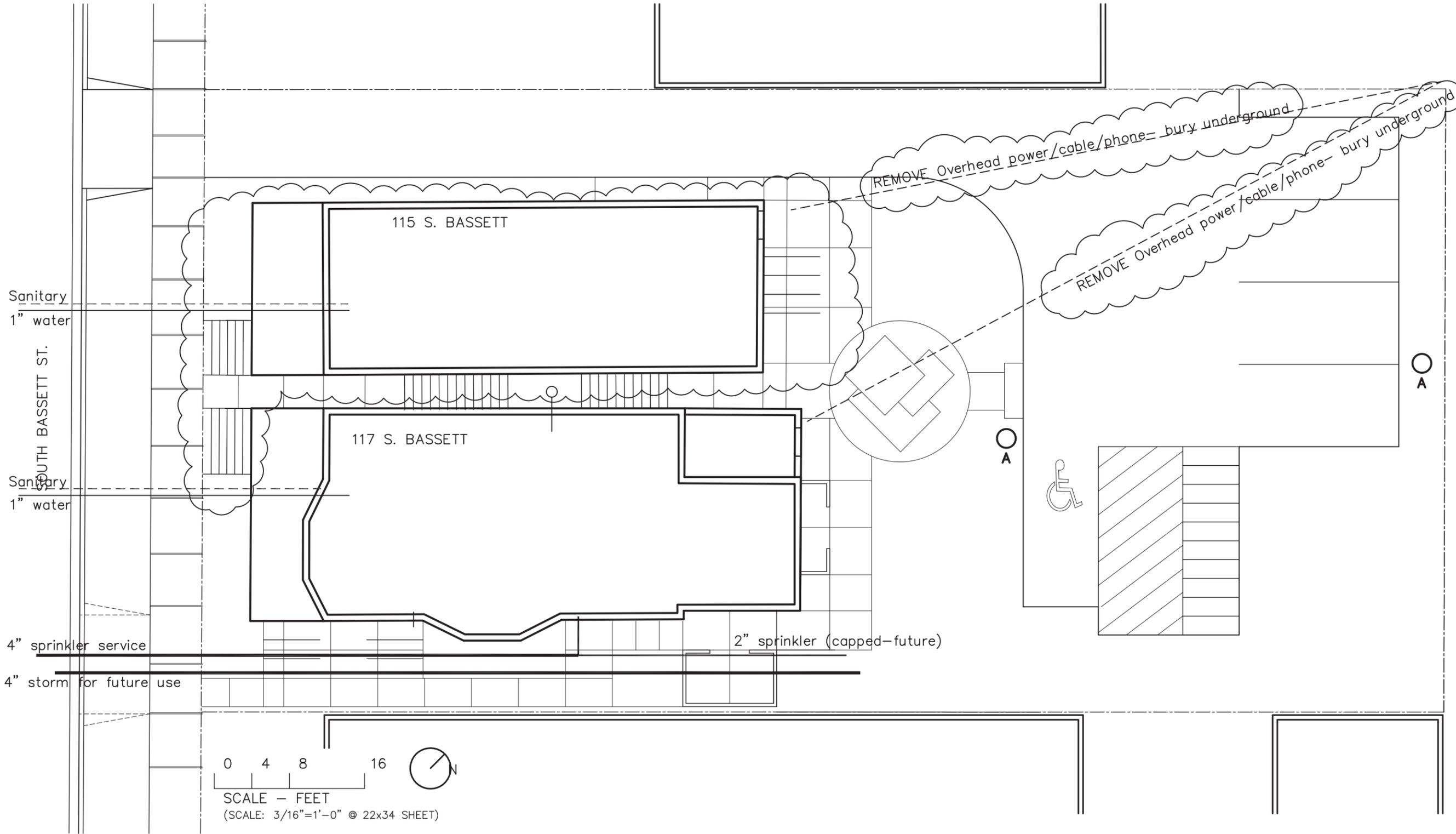
### Bassett St. Residential

115-117 South Bassett St.  
Madison, WI

Grading Plan /  
Erosion Control Plan  
Minor Alteration

1/7/2013

SL-2



0 4 8 16  
 SCALE - FEET  
 (SCALE: 3/16"=1'-0" @ 22x34 SHEET)



REVISIONS:

### Bassett St. Residential

115-117 South Bassett St.  
Madison, WI  
 Utility Plan  
 Major Alteration

4/18/2016

SL-3

SOUTH BASSETT ST.

HEM DEM  
THU OCC  
HEM BAL  
SAL EAS  
HEM CRA  
HEM CRA  
SAL EAS  
HEM DEM  
SAL EAS  
HEM BAL

115 S. BASSETT

117 S. BASSETT

THU OCC  
ARO MEL

SAL EAS  
SAL EAS  
HOS SIE  
HEM CRA

VIB TRI

LAWN

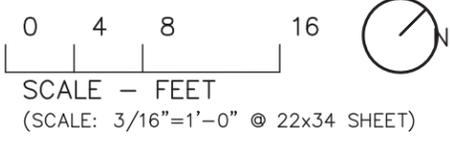
VIB TRI

LAWN

CAR CAR

CER CAN

CER can



NOTE: SEE SHEET SL-5 FOR PLANT LEGEND.

NOTE:  
LAWN AREAS TO BE DUG DOWN 9 INCHES. EXPOSED SOIL TO BE PULVERIZED TO A DEPTH OF 5 INCHES. PLACE 6 INCHES OF TOPSOIL FOLLOWED BY 3 INCHES OF COMPOST ON TOP OF THE PULVERIZED SOIL AND ROTOTILL THE SOIL AND COMPOST MIXTURE.

REVISIONS:

# Bassett St. Residential

115-117 South Bassett St.  
Madison, WI

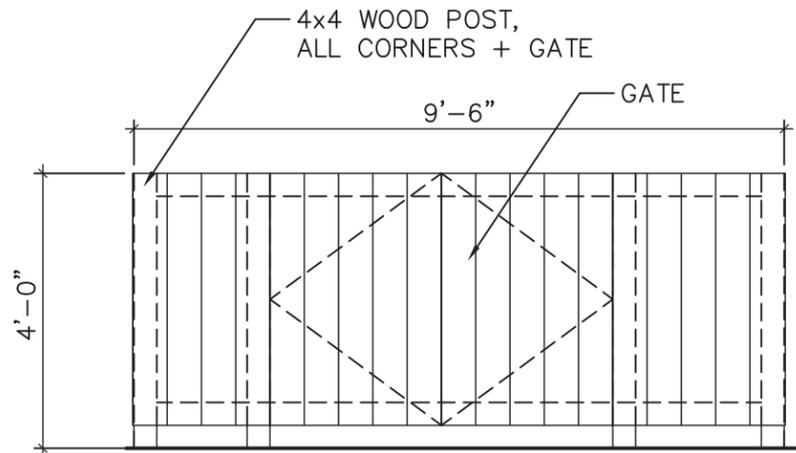
Landscape Plan  
Major Alteration

4/18/2016

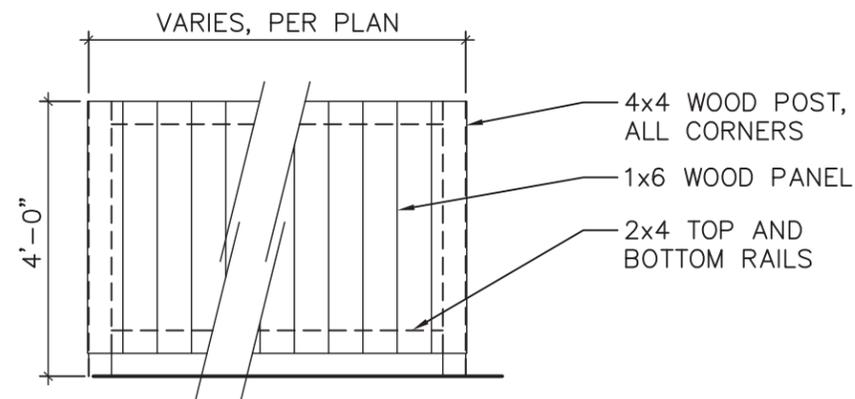
SL-4

### LANDSCAPE PLANT LEGEND

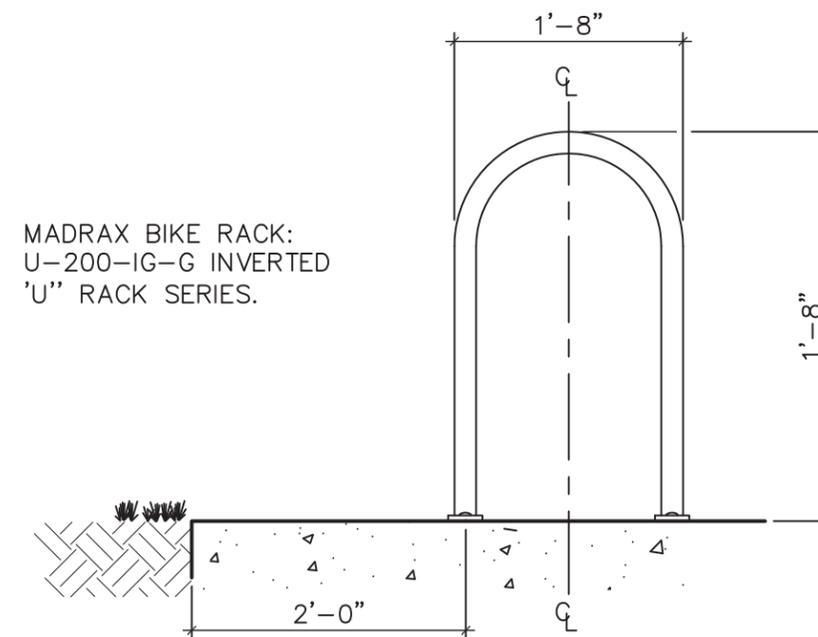
Symbol	Botanical name	Common Name	Size	Root	Quantity	W/ Native	Comments
TREES							
CAR CAR	<i>Carpinus caroliniana</i>	Musclewood	2" Cal.	B&B	1	X	Single-Stem
CER CAN	<i>Cercis canadensis</i>	Redbud	2" Cal.	B&B	1	X	Multi-Stem
CER can	<i>Cercis canadensis</i>	Redbud	1 1/2" Cal.	B&B	2	X	Multi-Stem
EVERGREEN TREES/SHRUBS							
THU OCC	<i>Thuja occidentalis 'Smaragd'</i>	Emerald Green Arborvitae	4' Ht.	Cont.	3	X	
DECIDUOUS SHRUBS							
ARO MEL	<i>Aronia melanocarpa 'Autumn Magic'</i>	Autumn Magic Black Chokeberry	5 Gal.	Cont.	5	X	
CLE ALN	<i>Clethra Alnifolia 'Hummingbird'</i>	Hummingbird Summersweet	5 Gal.	Cont.	6	X	
EUO ALA	<i>Euonymus alatus 'Select'</i>	Fire Ball	5 Gal.	Cont.	3	X	
VIB TRI	<i>Viburnum trilobum</i>	American Cranberrybush	36" Ht.	Cont.	6		
PERENNIALS / GROUNDCOVER							
AEG POD	<i>Aegopodium podagraria 'Variegatum'</i>	Bishop's Weed	4' Pot	Cont.			Plant at 12" O.C.
ECH PUR	<i>Echinacea purpurea 'Ruby Star'</i>	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 'Elgans'</i>	Elgans 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.



TRASH / RECYCLING ENCLOSURE



N.T.S.



BIKE RACK

N.T.S.

REVISIONS:

## Bassett St. Residential

115-117 South Bassett St.  
Madison, WI

Landscape Legend  
Minor Alteration

1/7/2013

SL-5

# 115-117 S. Bassett PUD-SIP

## Architectural Sheet list

A0	Cover
A1	Floor Plans
A2	Floor Plans
E1	Existing elevations southwest
E2	Elevations proposed southwest
E3	Elevations 115 Bassett northwest
E4	Elevations 117 Bassett northwest

## Site Sheet List

SL-1	Site Layout Plan
SL-2	Grading Plan
SL-3	Lighting Photometric Plan
SL-4	Landscape Plan
SL-5	Landscape Legend

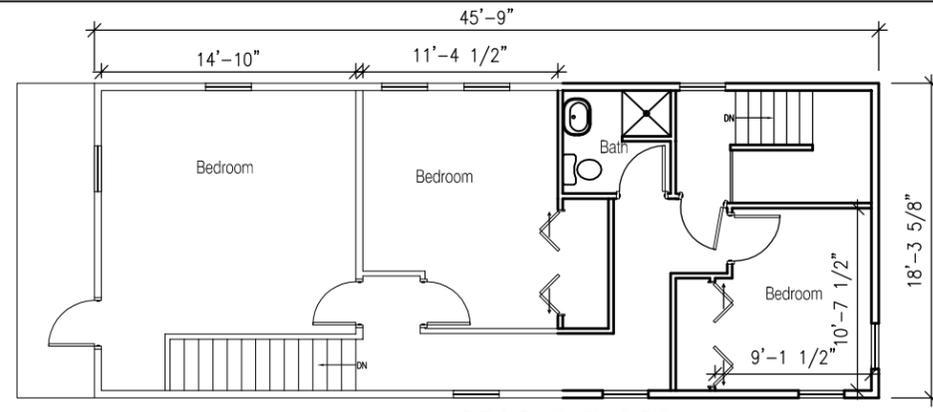
ARD EBERLE ARCHITECTS

Owner: Brandon Cook  
115-117 South Bassett

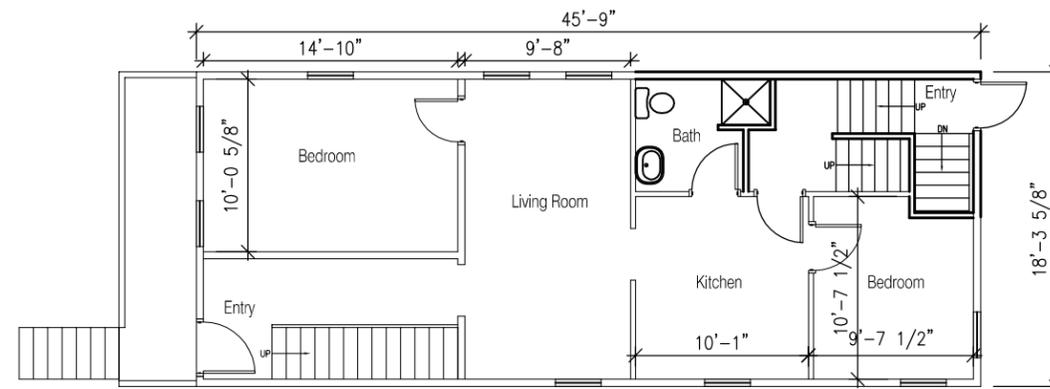
PUD-SIP  
Recording Documents

Date 5/19/2010

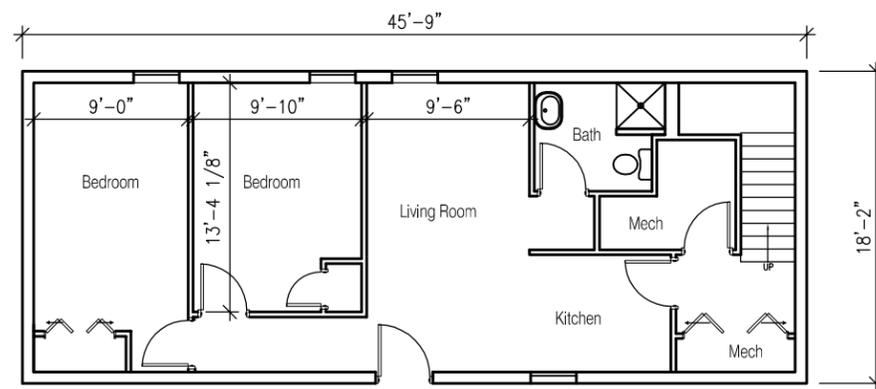
A0



SECOND FLOOR



FIRST FLOOR



0 4' 8' 16'

SCALE 3/32" = 1'-0"



LOWER LEVEL

NEW WALLS/PARTITIONS/WINDOWS IN BOLD

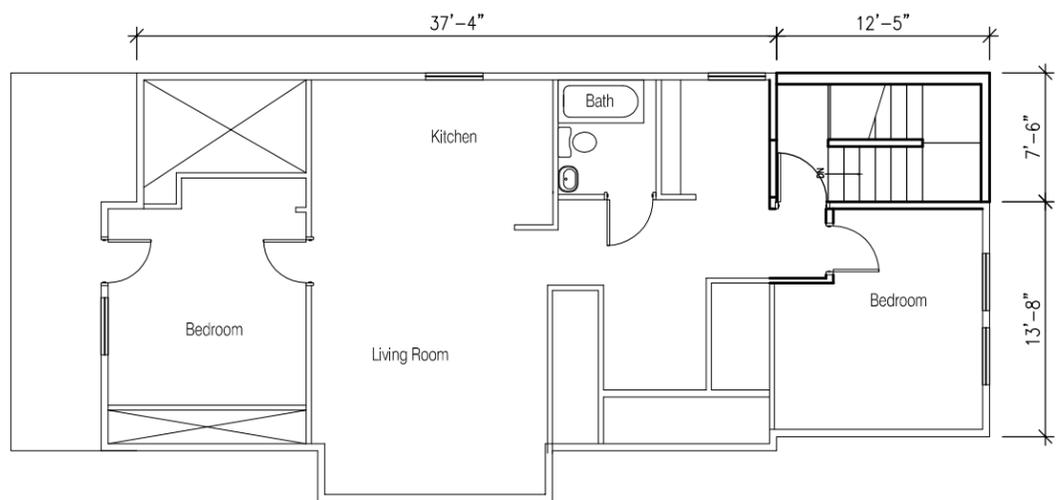
# 115 S. Bassett Floor Plans



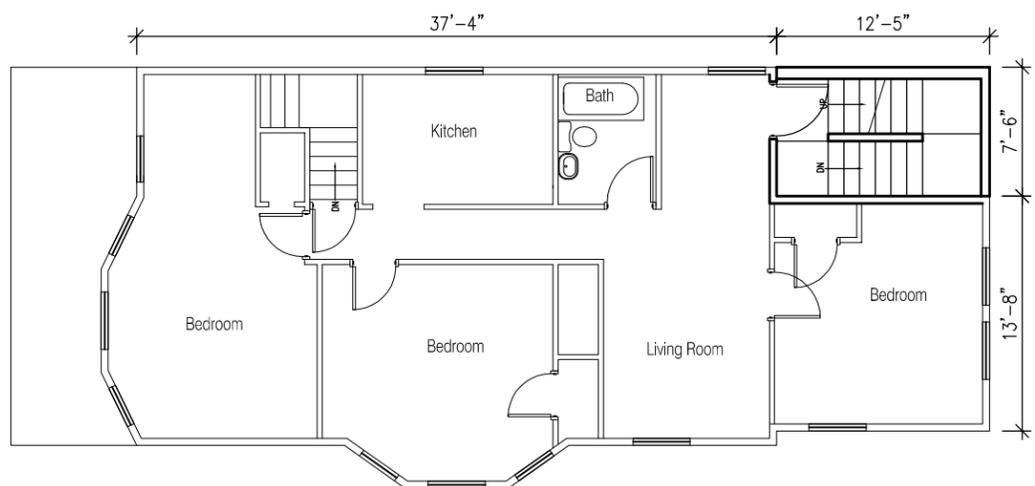
Owner: Brandon Cook  
115-117 South Bassett

PUD-SIP  
Recording Documents

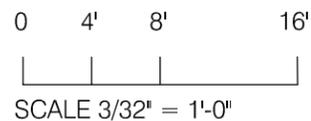
Date 5/19/2010  
A 1



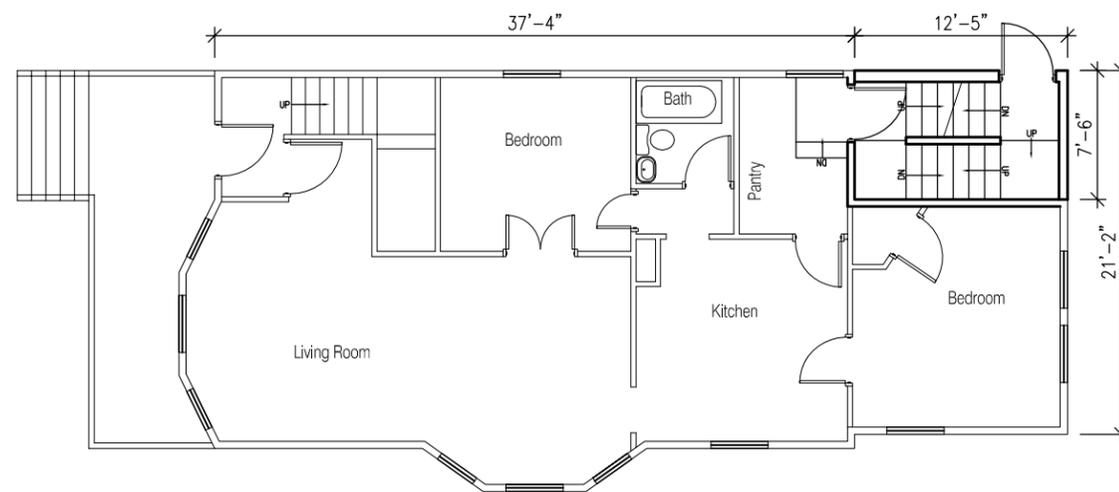
THIRD FLOOR



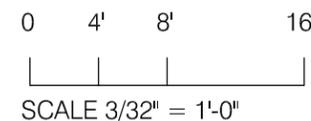
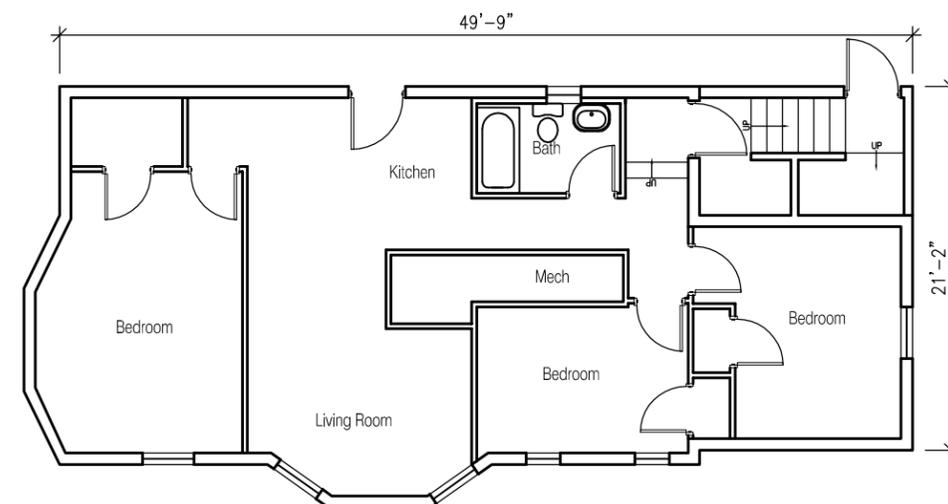
SECOND FLOOR



NEW WALLS/PARTITIONS/WINDOWS IN BOLD



FIRST FLOOR



LOWER LEVEL

NEW WALLS/PARTITIONS IN BOLD

# 117 S. Bassett Floor Plans

ARD EBERLE ARCHITECTS

Owner: Brandon Cook  
115-117 South Bassett

PUD-SIP  
Recording Documents

Date 5/19/2010

A 2



Existing Southwest Facade  
115 Bassett

3/16" = 1'-0" 0 4' 8' 16'

ARD EBERLE ARCHITECTS

Owner: Brandon Cook  
115-117 South Bassett

PUD-SIP  
Recording Documents

Date 5/19/2010

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

New Door. Reframe Wall  
New Ballister  
New Railing

Existing Column  
New Railing  
New Skirt  
Behind New Frame

New Ballister  
New Railing

Existing Column  
New Railing  
New Skirt  
Behind New Frame



Contractor Note: 4" Lap on Siding

Proposed Southwest Facade  
115 Bassett



**ARD EBERLE ARCHITECTS**

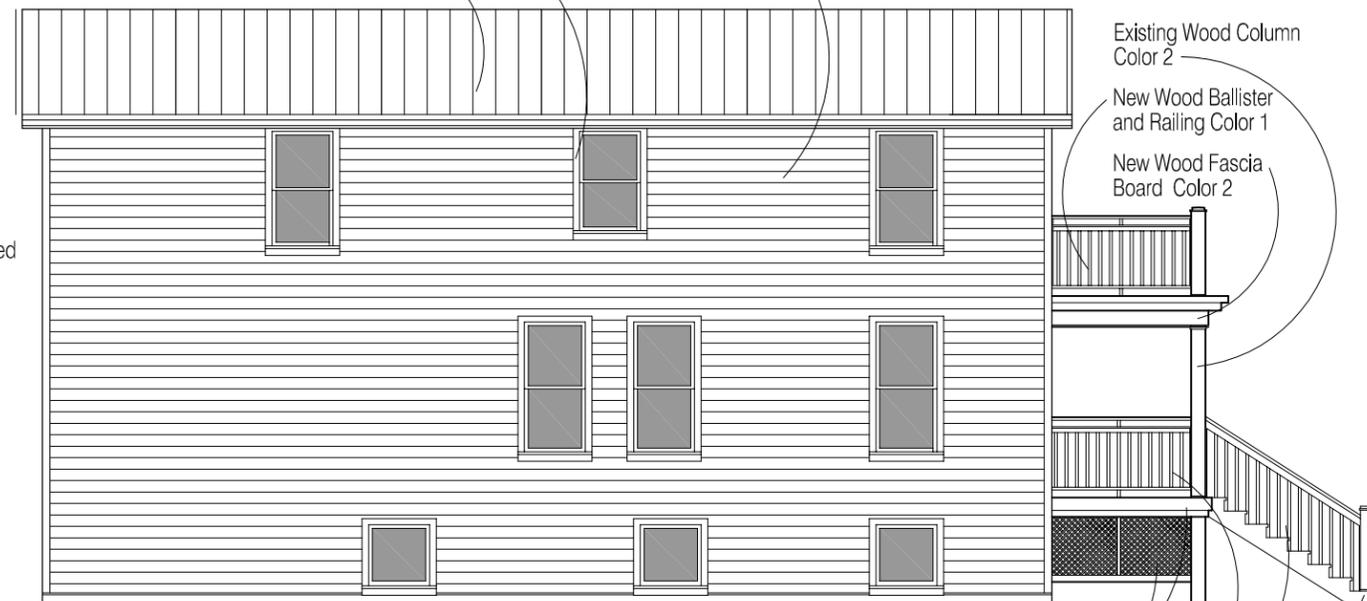
**Owner: Brandon Cook  
115-117 South Bassett**

**PUD-SIP  
Recording Documents**

Date 5/19/2010

**E 2**

New Fiber Cement Lapped Siding with Grain Color: SW 6387 Compatible Cream  
 Trim to be painted SW 2811 Rookwood Blue Green  
 New Galvalume Plus Metal Roof (Color: Silver)

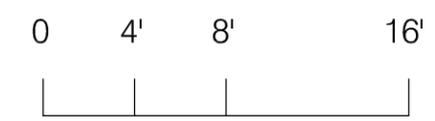


NOTE: ALL EXISTING WINDOWS TO BE REPLACED  
 JELD-WEN BUILDERS CLAD

Proposed Northwest Facade  
 115 Bassett



Existing Northwest Facade  
 115 Bassett



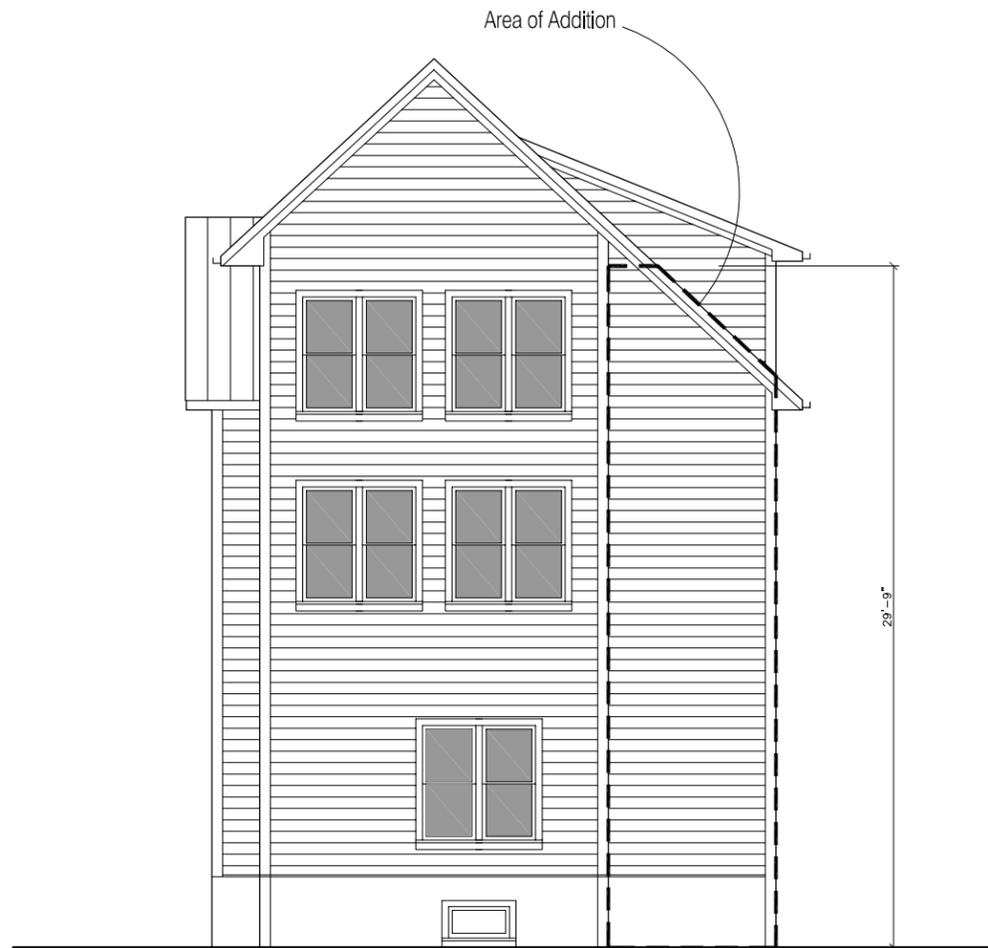
Color 1: SW 2811 Rookwood Blue Green  
 Color 2: SW 6387 Compatible Cream



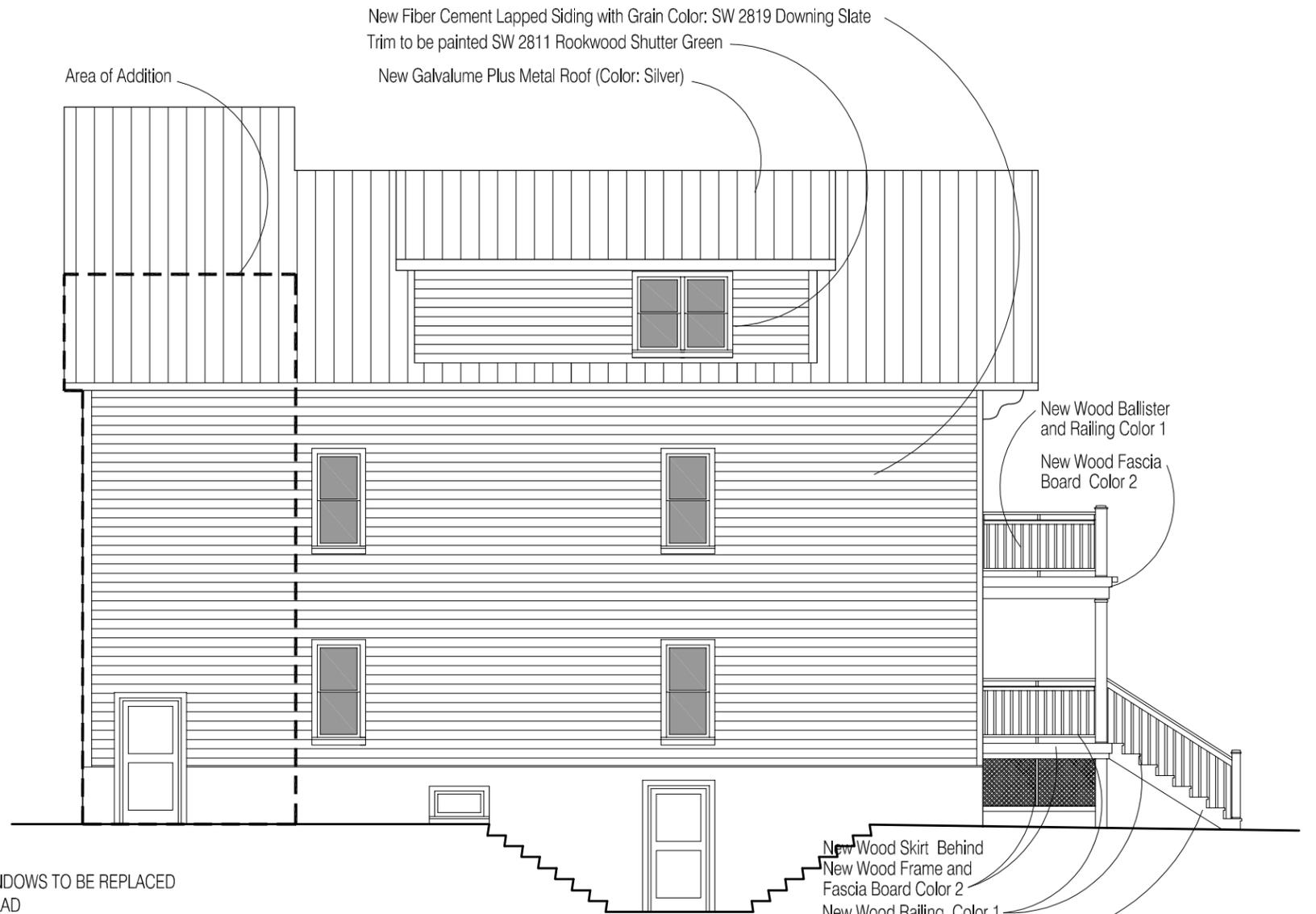
Owner: Brandon Cook  
 115-117 South Bassett

PUD-SIP  
 Recording Documents

Date 5/19/2010  
 E 3



Proposed Rear Facade  
117 Bassett



Proposed Northwest Facade (Between Buildings)  
117 Bassett

NOTE: ALL EXISTING WINDOWS TO BE REPLACED  
JELD-WEN BUILDERS CLAD

New Wood Skirt Behind  
New Wood Frame and  
Fascia Board Color 2  
New Wood Railing, Color 1  
New Wood Stair, Color 2  
Color 1: SW 2811 Rookwood Shutter Green  
Color 2: SW 2819 Downing Slate

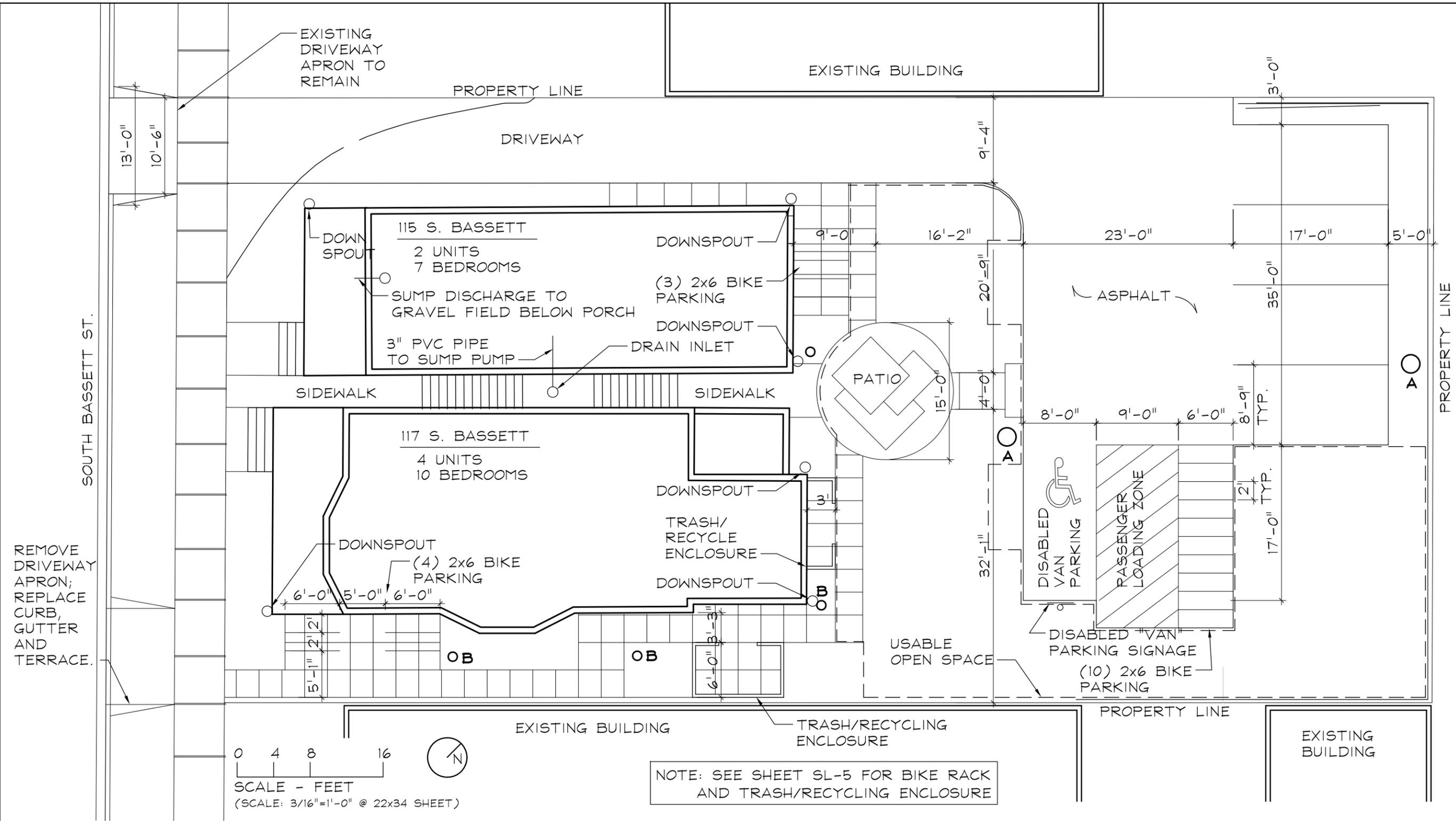
**ARD EBERLE ARCHITECTS**

**Owner: Brandon Cook  
115-117 South Bassett**

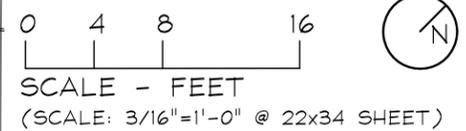
**PUD-SIP  
Recording Documents**

Date 5/19/2010

**E 4**



REMOVE DRIVEWAY APRON; REPLACE CURB, GUTTER AND TERRACE.



NOTE: SEE SHEET SL-5 FOR BIKE RACK AND TRASH/RECYCLING ENCLOSURE

SITE STATISTICS

LOT SIZE: 8,750 SF	
EXISTING SITE	
IMPERVIOUS SURFACE AREA:	8,388 SF
IMPERVIOUS SURFACE RATIO:	95.9%
PROPOSED SITE	
IMPERVIOUS SURFACE AREA:	6,207 SF
IMPERVIOUS SURFACE RATIO:	70.9%
USABLE OPEN SPACE	
USABLE OPEN SPACE AREA:	1,793 SF
USABLE OPEN SPACE RATIO:	21%
TOTAL BEDROOMS (17 PROPOSED)	
BIKE PARKING REQUIRED:	17
BIKE PARKING PROVIDED:	17

REVISIONS:

Bassett St.  
Residential

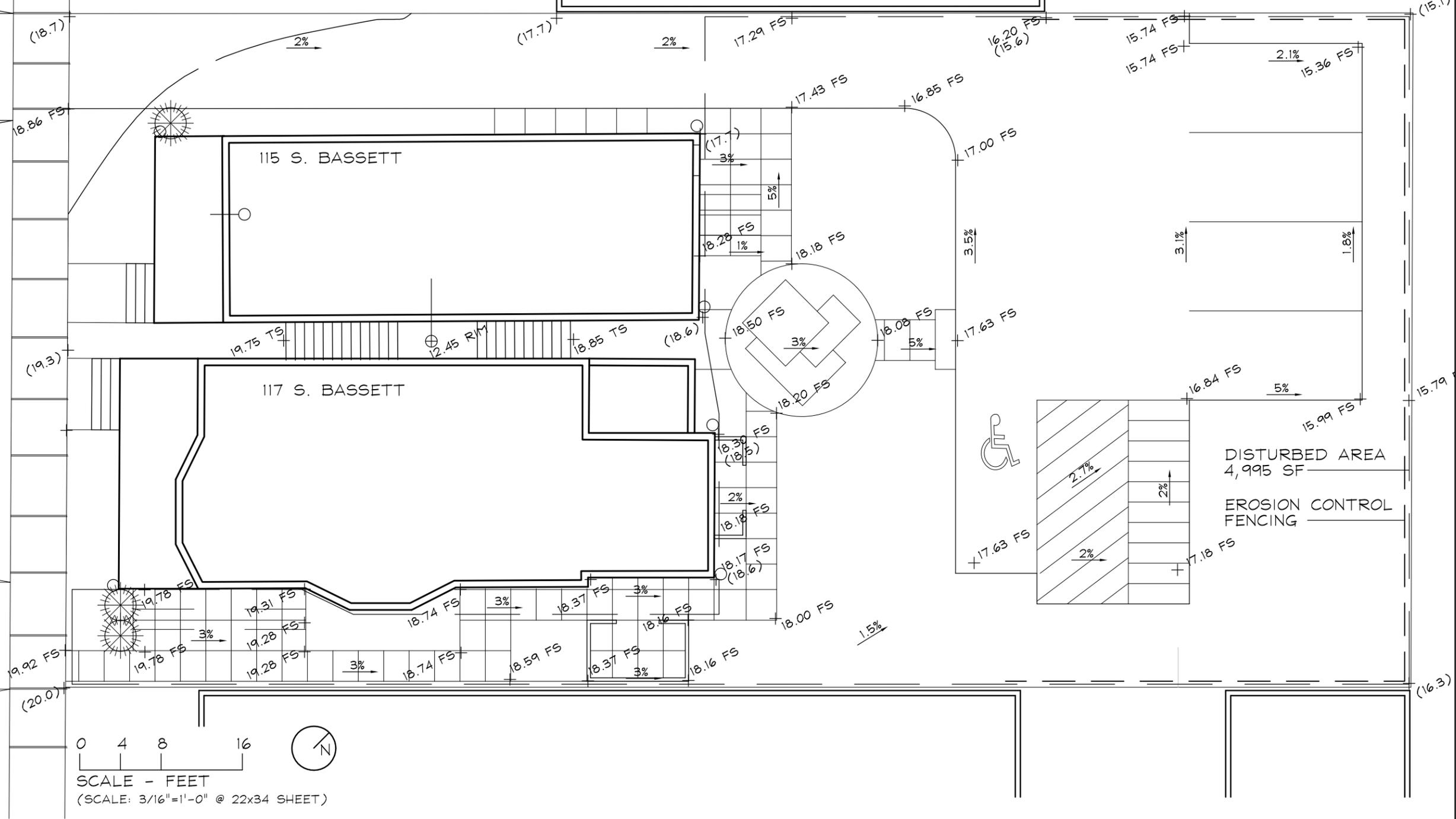
115-117 South Bassett St.  
Madison, WI

Site Layout Plan

May 20, 2010

SL-1

SOUTH BASSETT ST.



0 4 8 16  
 SCALE - FEET  
 (SCALE: 3/16"=1'-0" @ 22x34 SHEET)

LEGEND

(20.0)	EXISTING ELEVATION
20.00 FS	FINISH SURFACE
20.00 TS	TOP OF STEP
20.00 FG	FINISH GRADE
20.00 RIM	RIM ELEVATION

REVISIONS:

### Bassett St. Residential

115-117 South Bassett St.  
Madison, WI

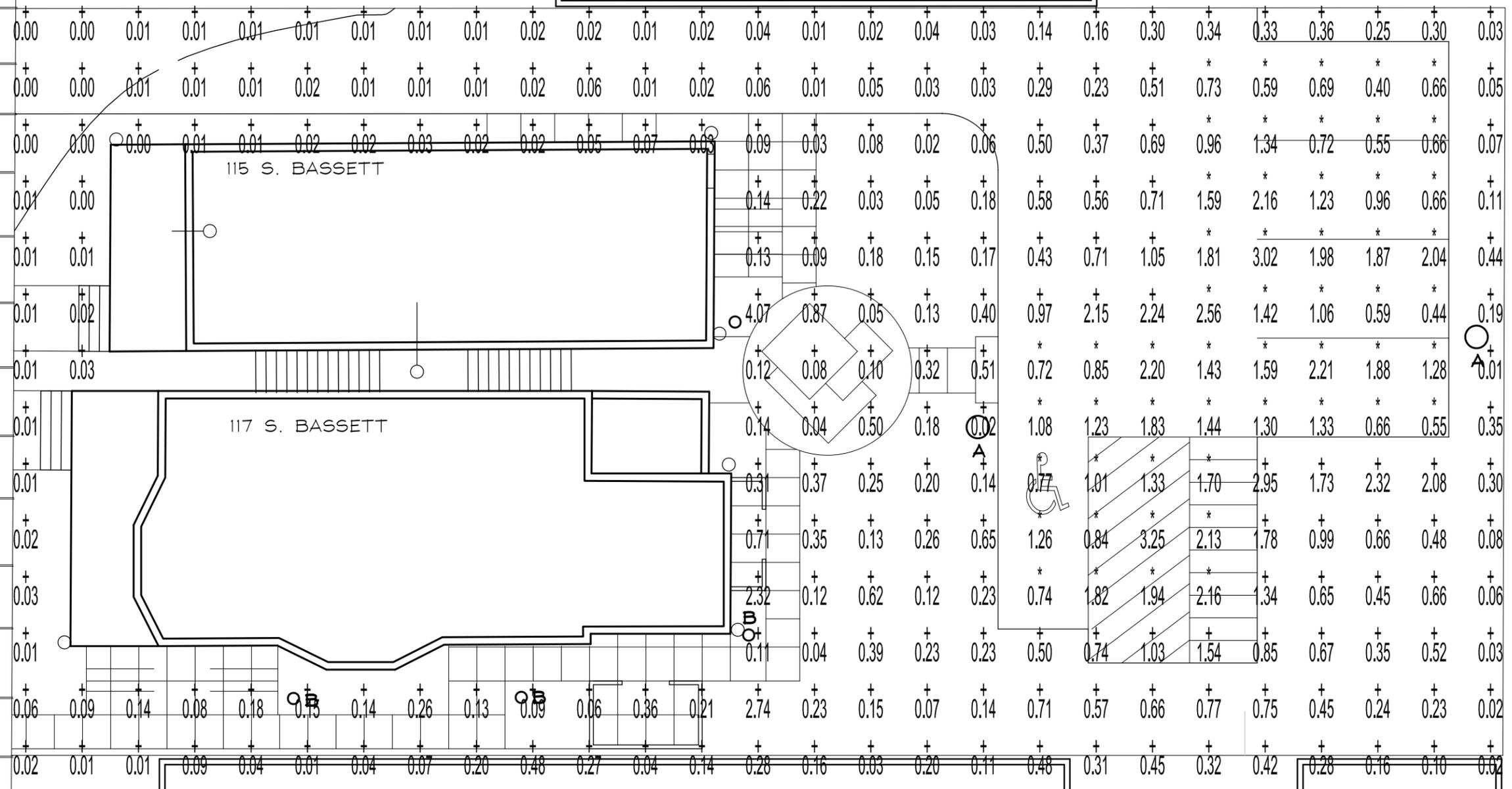
Grading Plan /  
Erosion Control Plan

May 20, 2010

SL-2



SOUTH BASSETT ST.



0 4 8 16  
 SCALE - FEET  
 (SCALE: 3/16"=1'-0" @ 22x34 SHEET)

LIGHTING LEGEND

- A Beacon La Jolla 20";  
Flagler Pole; 10'  
Mounting Height
- B Beacon Flagler Bollard

REVISIONS:

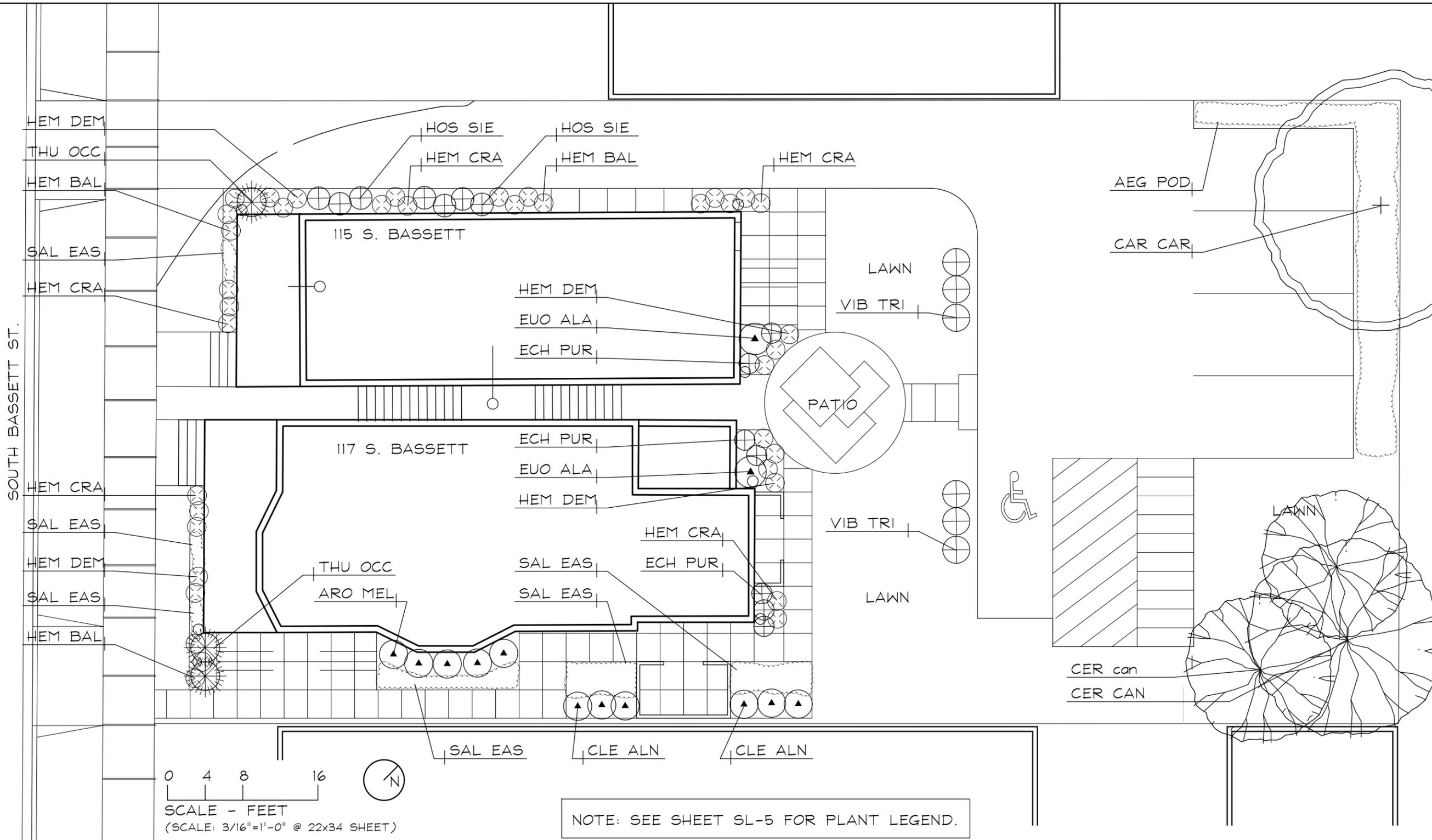
Bassett St.  
Residential

115-117 South Bassett St.  
Madison, WI

Lighting Photometric  
Plan

May 20, 2010

SL-3



0 4 8 16  
 SCALE - FEET  
 (SCALE: 3/16"=1'-0" @ 22x34 SHEET)

NOTE: SEE SHEET SL-5 FOR PLANT LEGEND.

NOTE:  
 LAWN AREAS TO BE DUG DOWN 9 INCHES.  
 EXPOSED SOIL TO BE PULVERIZED TO A DEPTH  
 OF 5 INCHES. PLACE 6 INCHES OF TOPSOIL  
 FOLLOWED BY 3 INCHES OF COMPOST ON TOP OF  
 THE PULVERIZED SOIL AND ROTOTILL THE SOIL  
 AND COMPOST MIXTURE.

REVISIONS:

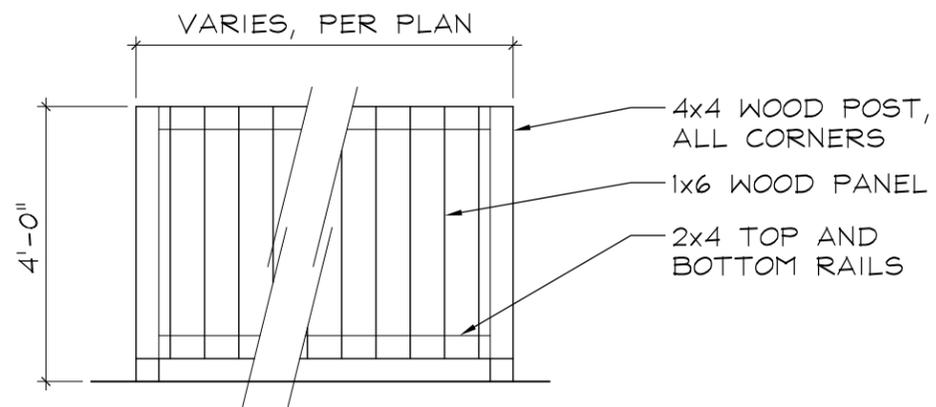
**Bassett St.  
 Residential**

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

May 20, 2010

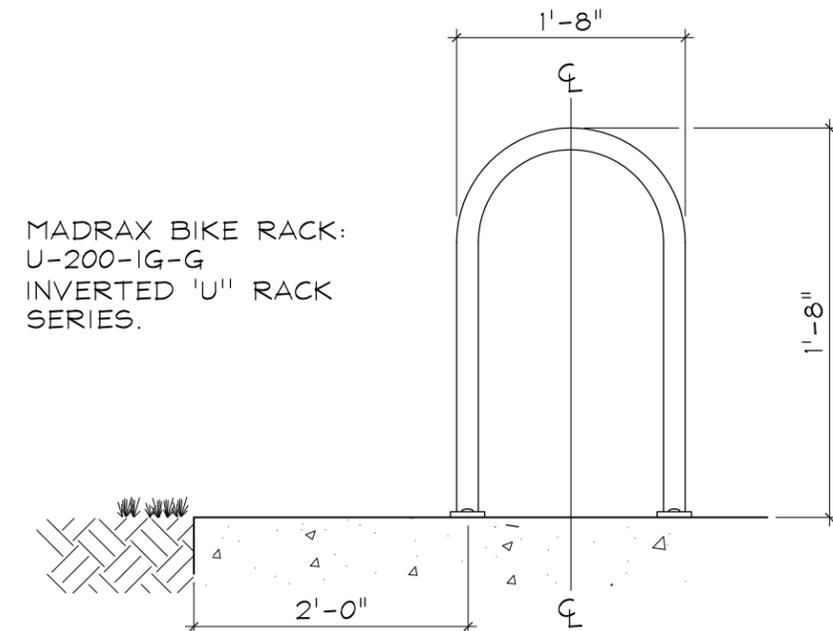
### LANDSCAPE PLANT LEGEND

Symbol	Botanical name	Common Name	Size	Root	Quantity	WI Native	Comments
TREES							
CAR CAR	<i>Carpinus caroliniana</i>	Musclewood	2" Cal.	B#B	1	X	Single-Stem
CER CAN	<i>Cercis canadensis</i>	Redbud	2" Cal.	B#B	1	X	Multi-Stem
CER can	<i>Cercis canadensis</i>	Redbud	1 1/2" Cal.	B#B	2	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'	Autumn Magic Black Chokeberry	5 Gal.	Cont.	5	X	
CLE ALN	<i>Clethra Alnifolia</i> 'Hummingbird'	Hummingbird Summersweet	5 Gal.	Cont.	6	X	
EVO ALA	<i>Euonymus alatus</i> 'Select'	Fire Ball	5 Gal.	Cont.	3	X	
VIB TRI	<i>Viburnum trilobum</i>	American Cranberrybush	36" Ht.	Cont.	6		
PERENNIALS / GROUNDCOVER							
AEG POD	<i>Aegopodium 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</i> 'Baltimore Oriole'	Baltimore Oriole	3 Gal.	Cont.	9	X	Red/Orange Flowers
HEM CRA	<i>Hemerocallis</i> 'Cradle of Liberty'	Cradle of Liberty	3 Gal.	B#B	16	X	Scarlet Red Flowers
HEM DEL	<i>Hemerocallis</i> 'Demetrius'	Demetrius Daylily	3 Gal.	Cont.	12	X	Yellow Flowers
HOS SIE	<i>Hosta sieboldiana</i> 'Elgans'	Elgans Hosta	3 Gal.	Cont.	7	X	Blue/Green Leaves
SAL EAS	<i>Salvia</i> 'East Friesland'	East Friesland Salvia	4' Pot	Cont.		X	Plant at 12" O.C.



TRASH / RECYCLING ENCLOSURE

N.T.S.



MADRAX BIKE RACK:  
U-200-IG-G  
INVERTED 'U' RACK  
SERIES.

BIKE RACK

N.T.S.

REVISIONS:

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Landscape Legend

May 20, 2010

SL-5