



City of Madison

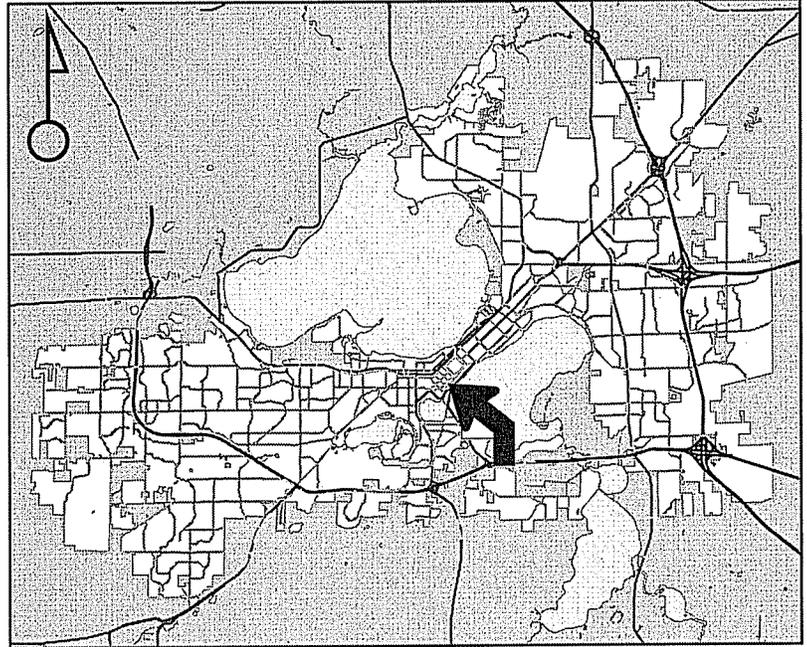
Proposed PD(SIP) Alteration

Location
115-117 South Bassett Street

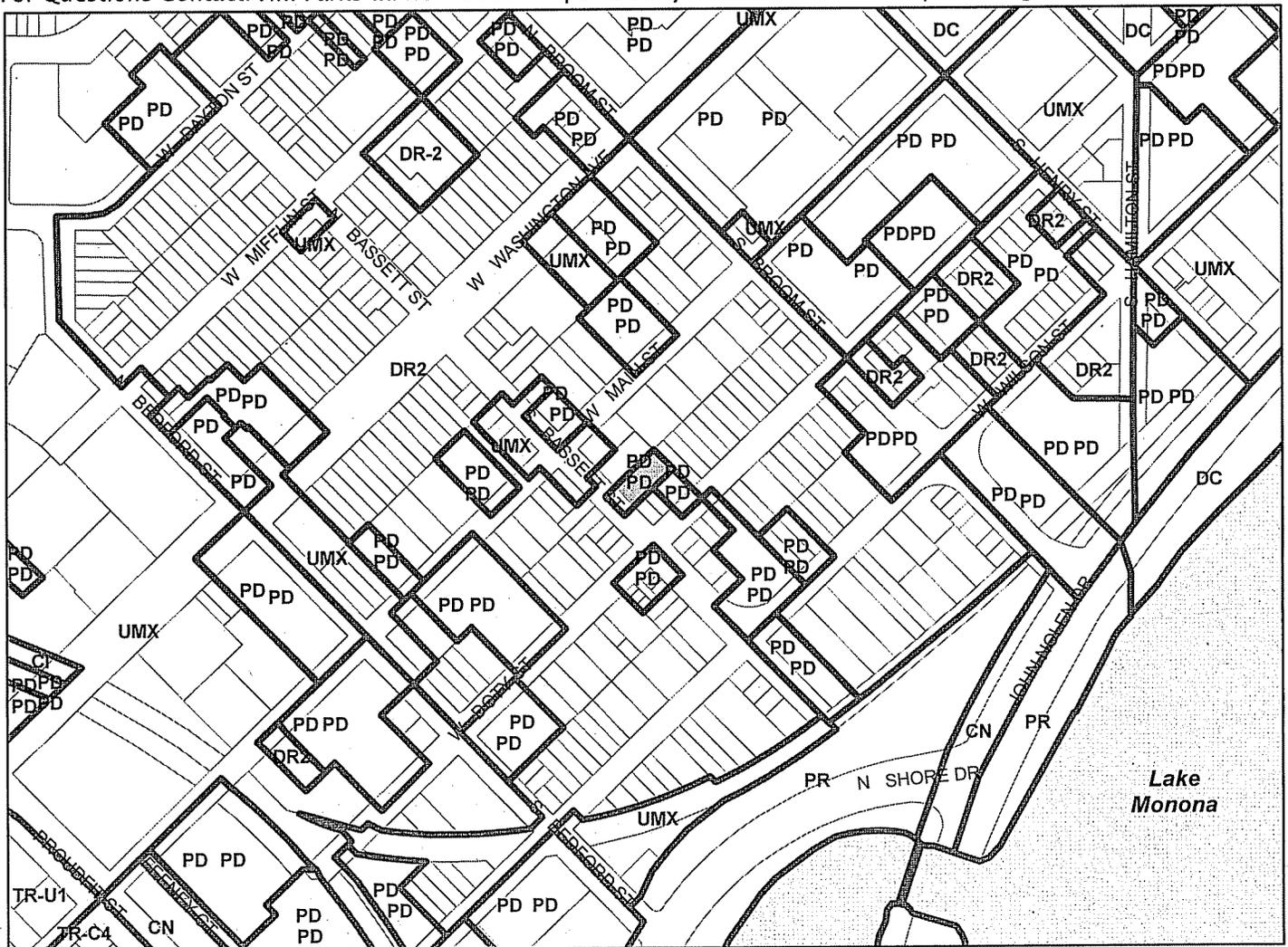
Applicant
Brandon Cook/
Matt Aro - Aro Eberle Architects

Proposed Use
Approve site, utility, landscape and exterior building plan alterations to existing residential structures

Public Hearing Date
Plan Commission
08 August 2016

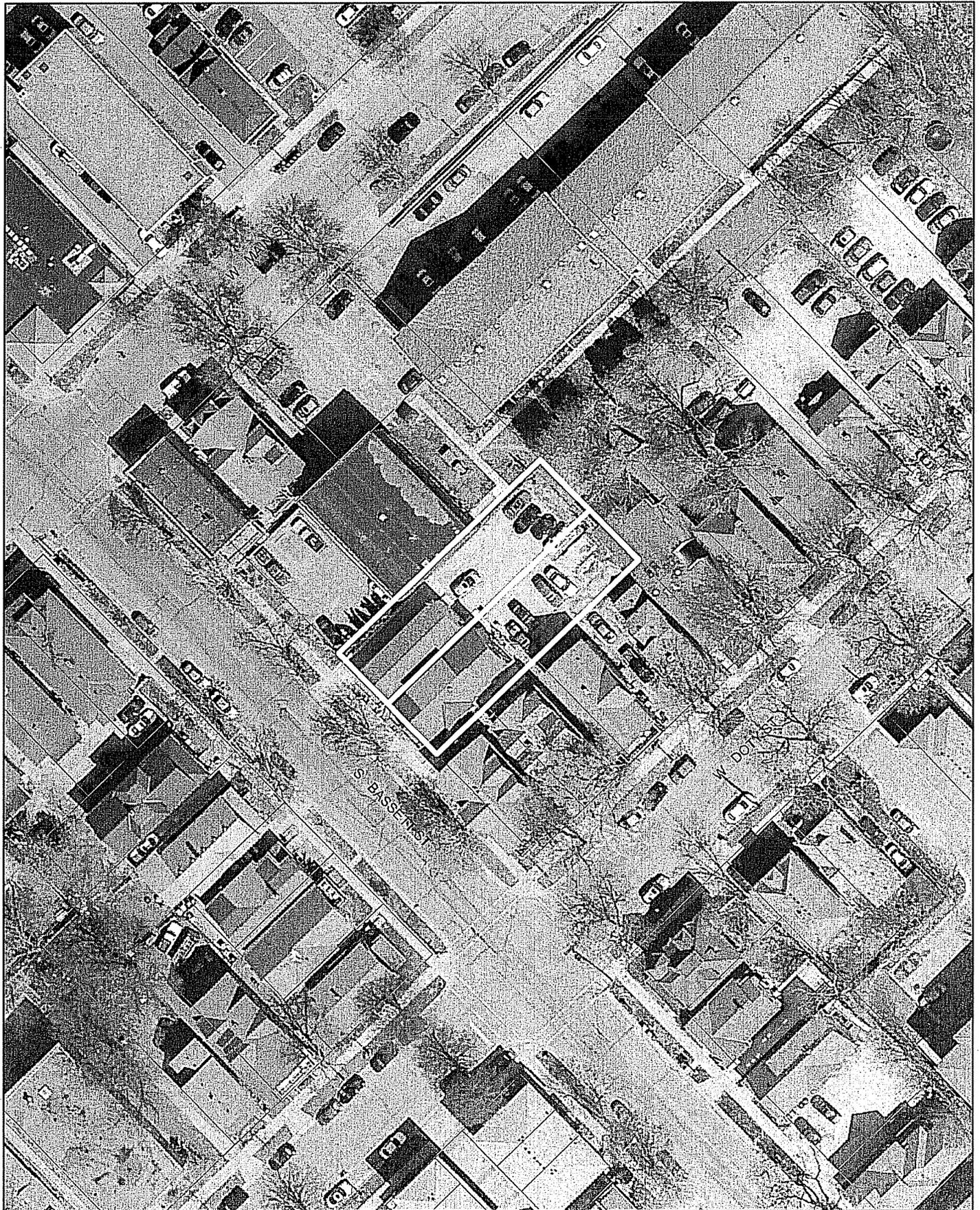


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 29 July 2016





LAND USE 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

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid Waived Receipt No. _____
 Date Received 5/13/16
 Received By [Signature]
 Parcel No. 0709-231-2620-9
 Aldermanic District 4-Verveer
 Zoning District PD
 Special Requirements Zoned PD
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

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

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Brandon Cook Company: _____
 Street Address: PO Box 694 City/State: Madison WI Zip: 53701
 Telephone: (608) 279-7962 Fax: () Email: _____

Project Contact Person: Matt Aro Company: Aro Eberle Architects
 Street Address: 116 King St #202 City/State: Madison WI Zip: 53703
 Telephone: (608) 204-7464 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: Alteration of PD, Material change.

Development Schedule: Commencement when approved Completion 1 month

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans-including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. 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 as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

1/1/16 Meet with Alder and neighborhood

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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: _____ Date: _____ Zoning Staff: _____ Date: _____

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Brandon Cook Relationship to Property: owner

Authorizing Signature of Property Owner [Signature] Date 5/13/16

May 13 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 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 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.

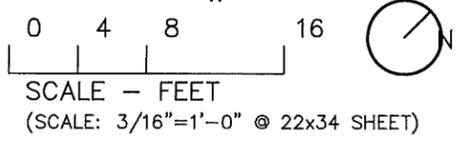
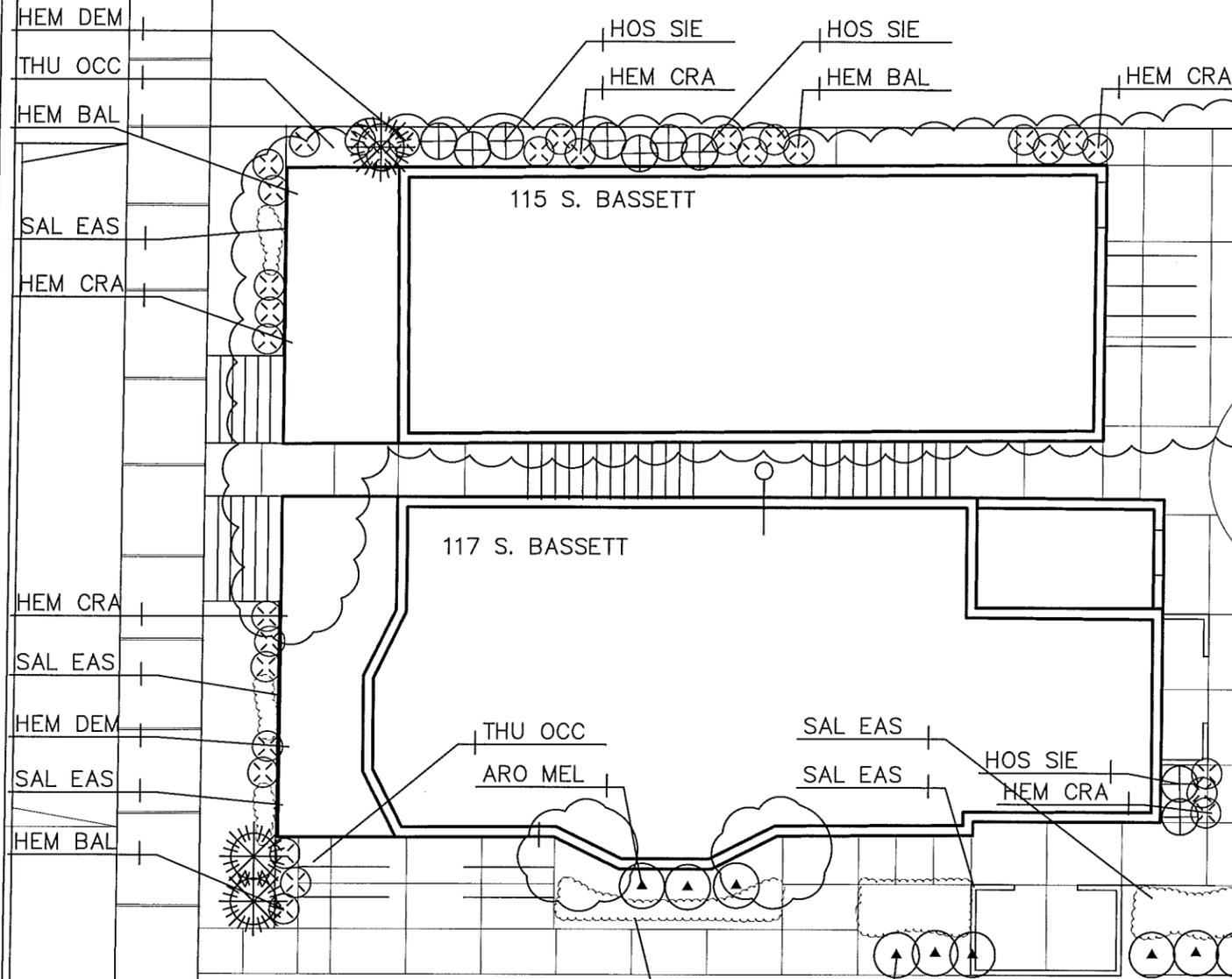
Social and Economic Impacts:

The proposed changes do not greatly affect the original impacts.

Sincerely,

Brandon Cook
Owner

SOUTH BASSETT ST.



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.

CAR CAR

CER CAN

CER car

REVISIONS:

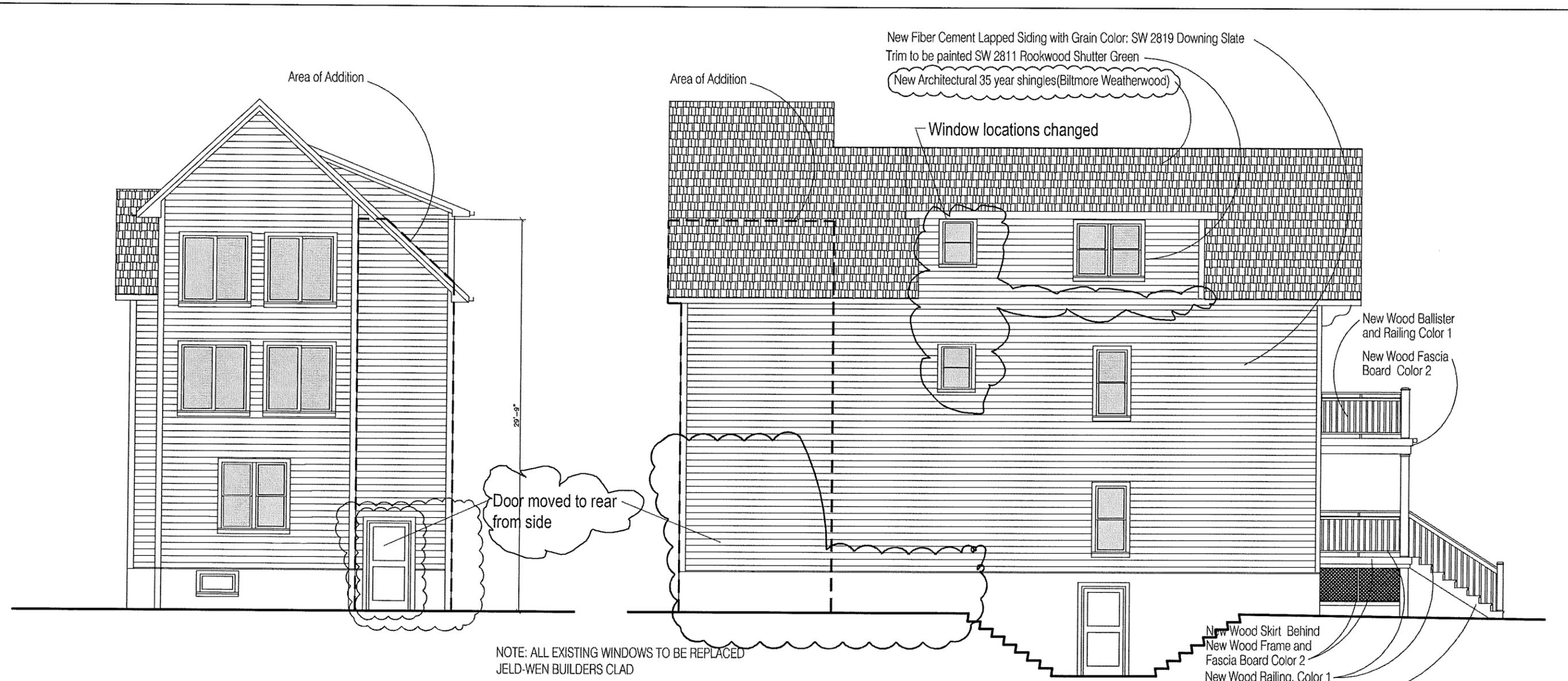
Bassett St. Residential

115-117 South Bassett St.
Madison, WI

Landscape Plan
Major Alteration

4/18/2016

SL-4



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.

13'-0"
10'-6"

PROPERTY LINE

DRIVEWAY

EXISTING BUILDING

CONCRETE

115 S. BASSETT
2 UNITS
7 BEDROOMS

(3) 2x6 BIKE
PARKING "U"

DRAIN INLET

11'-6"

LAWN

LAWN

SIDEWALK

SIDEWALK

PATIO

17'-0"

PROPERTY LINE

117 S. BASSETT
4 UNITS
10 BEDROOMS

3" PVC PIPE
TO SUMP PUMP

(4) 2x6 BIKE
PARKING "U"

TRASH/
RECYCLE
ENCLOSURE

SUMP PUMP DISCHARGE
TO STORM

CONCRETE

8'-0"

9'-0"

6'-0"

USABLE
OPEN SPACE
(LAWN)

(10) 2x6 BIKE
PARKING "RACK"

DISABLED "VAN"
PARKING SIGNAGE

LAWN

17'-0"

CURB CUT
REMOVED

LAWN

6'-0"

5'-0"

6'-0"

5'-1"

2'-2"

2'-2"

CONCRETE

6'-0"

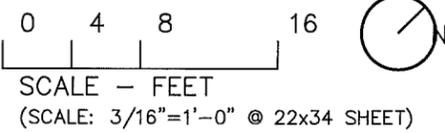
4'-2"

EXISTING BUILDING

TRASH/RECYCLING
ENCLOSURE

PROPERTY LINE

EXISTING BUILDING



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: 5,689 SF
IMPERVIOUS SURFACE RATIO: 65.0%

USABLE OPEN SPACE

USABLE OPEN SPACE AREA: 2,498 SF
USABLE OPEN SPACE RATIO: 28.5%

TOTAL BEDROOMS (17)

BIKE PARKING REQUIRED: 17
BIKE PARKING PROVIDED: 17

REVISIONS:

Bassett St.
Residential

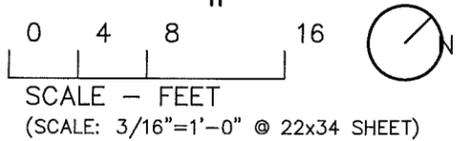
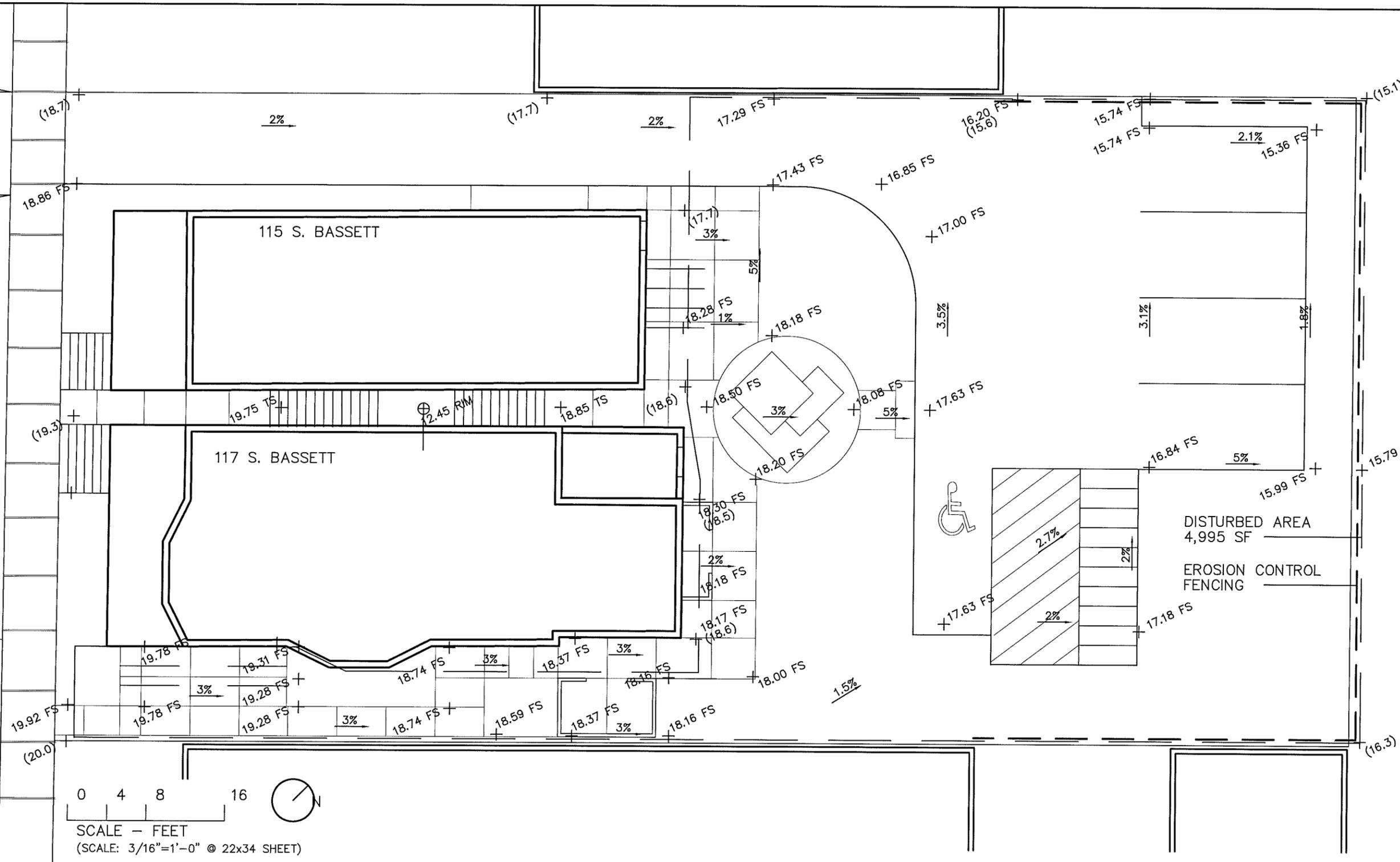
115-117 South Bassett St.
Madison, WI

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:

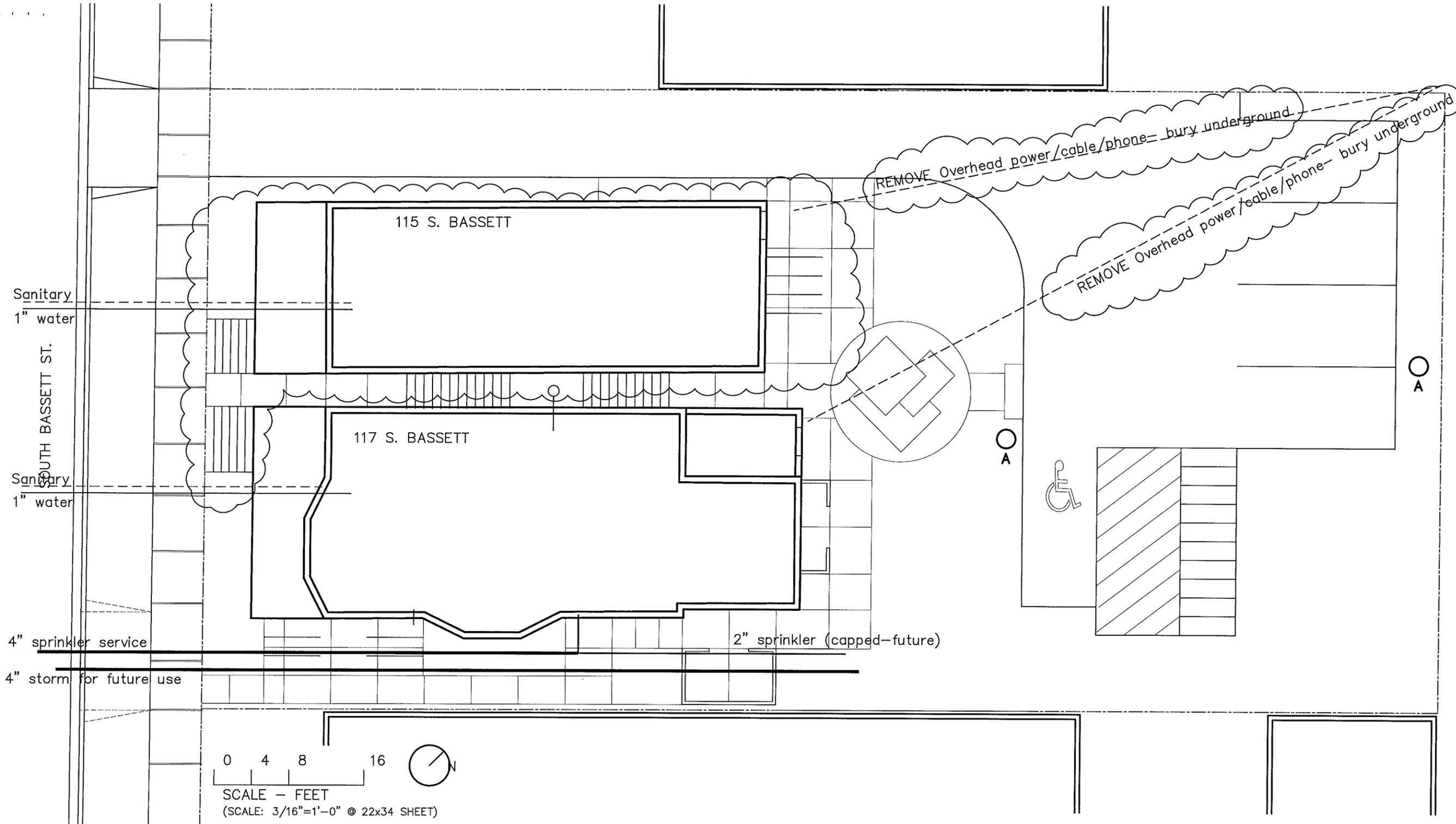
Bassett St. Residential

115-117 South Bassett St.
Madison, WI

Grading Plan /
Erosion Control Plan
Minor Alteration

177/2013

SL-2



REVISIONS:

**Bassett St.
Residential**

115-117 South Bassett St.
Madison, WI

Utility Plan
Major Alteration

4/18/2016

SL-3