

June 17, 2015

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 amendment 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. 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 3 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. Relocating a small portion of landscaping to accommodate windows and doors.
3. A new rear apartment building will be constructed in the rear of the lot. It will have two 4-bedroom units, one 5-bedroom unit and a 1-bedroom unit. It will also house an indoor laundry for all residents.

This altered rear yard will also have a location for trash, recycling, bicycles and two parking stalls.

Project Schedule:

Construction will be completed by a professional contractor. The construction will begin as soon as all permits are issued. The improvements will not be phased.

Social and Economic Impacts:

The desire of this project is to provide better housing and for a more desirable neighborhood. The density proposed is well within that indicated as acceptable in the Comprehensive Plan. 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 attractive for years to come.

Sincerely,

Brandon Cook
Owner