

FINAL

Bassett Neighborhood District Monthly Meeting

7:00 p.m., 12 October 2009

Capitol Lakes Retirement Small Dining Room, 333 W. Main St.

Meeting called to order at 7:02 p.m.

Attending: Matthew Aro, Brandon Cook, Jonathan Cooper (acting chair), Levi Funk, Josh Johnson, Rosemary Lee, and Paula Oeler (minutes).

1) Introductions. Jonathan Cooper noted that he would be acting as chair in Pete Ostlind's absence.

2) Approval of Prior Meeting Minutes. No September draft minutes were available.

3) Community Police Officer. Pedro Ortega-Mendoza (Portega-Mendoza@cityofMadison.com and 577.5734 cell). No report; not in attendance.

4) 115 & 117 S Bassett – Brandon Cook. Jonathan introduced this PUD proposal, which has undergone significant changes since first being discussed with the neighborhood. Brandon Cook is now working with Matthew Aro and Josh Johnson of Aro Eberle Architects. The PUD calls for renovations to the houses at 115 and 117 S. Bassett as well as the construction of a new three-story rear-yard building. Matthew Aro presented and answered questions about the current proposal that was discussed at the Urban Design Commission (UDC) the previous week.

Both of the houses would add apartments to the basement. 115 S. Bassett would extend its rear gable and have a total of 7 bedrooms in either a 2 unit (5 BR and 2BR) or 3 unit (3 BR, 2BR, 2BR) configuration. 117 S. Bassett would have a total of 8 bedrooms in 4 units (2BR on each story including the basement). The final profile of the building is still being discussed with UDC as Brandon would like to add a new stairwell to the back of the building to reduce its steepness and improve access and safety to the upper level. This new stairwell would raise the roofline. A raised side dormer is also part of the design, but there is no vantage point to this increase in roofline. The balcony on the third story would also be improved both in terms of safety and historical aspect – proportionally appropriate. The project calls for removing the driveway next to 117, adding landscaping and a sidewalk access to the rear building. Both houses will be sided in cement board – a yellow and a blue-grey shown at a previous Bassett neighborhood meeting.

The new 3-story rear-yard building is proposed as a 6 unit with a total of 15 bedrooms: 3BR in basement, 4BR on 1st floor, and 2 2BR units on both the 2nd and 3rd floors. Three of these four upper level units would have balconies. The very modern building was designed to complement the older buildings. The mix of materials and spaces is intended to create interesting shadow play as the sun moves across the sky. Windows and balconies line up with open views to street. Casement windows are operable. There is also a common area planned for the roof (interior access via a key-entry stairwell), which would be between 200-300 square feet. The size of the platform is limited to address concerns associated with parties (e.g. noise). Brandon also plans to live in the unit closest to the roof platform as well as address appropriate behavior in his leasing documents. This platform would be setback from the roof by a buffer of sedum-filled trays that would manage stormwater. Stormwater would also be directed to an interior drain that would feed rain barrels used with soaker hoses to water the landscaping at ground level. The fire department has looked at access issues, including access to the roof. The height of the building would be 29 feet – lower than existing buildings. It was noted that there is a 2-foot drop in grade from front to back.

Trash and recycling will be located at the rear of the driveway and hidden by a 5.5-foot high wall. Bicycle parking will be provided on both the exterior (6 spaces) and in a small interior space (7 spaces currently, but perhaps more if the UDC approves a wall-mount system). All exterior lighting will be focused downward with cut-off lighting. The building was designed within a LEED framework (but will not be certified).

The proposed PUD would increase the total bedrooms on site from 11 to 30, a density allowable under current standards. As discussed, this parcel is next to a zero-lot line building and the rear building would overlook a parking lot on one side; therefore not many neighboring buildings have windows on this new building. Matthew Aro did present photos of the area with the proposed building dropped in. There is limited off-street parking; provision is not required, however, renters would not have access to city residential street parking permits. There was some discussions about rear-yard buildings – both in terms of density and safety factors – but it was noted that the project is currently allowable and that the current proposal has come far since first proposed and it looks to be a good direction.

Schedule was discussed. Matthew Aro hoped to get both initial and final approval at the UDC meeting on Wednesday the 21st. It was noted that a steering committee meeting would be difficult to achieve in order to wrap up a neighborhood recommendation before then -- normally the neighborhood would comment at the UDC -- but that the steering committee would definitely meet before the Plan Commission meeting (Mon. Nov. 2 if final approval is given at the UDC). So a steering committee meeting is anticipated for the week of October 26. Jonathan will touch base with Pete Ostlind about timing.

5 & 6) Bassett Cleanup and Welcome Letter — Jonathan reported that Brandon McGrath is planning for a November 7th cleanup. That's the Saturday after Halloween. Rosemary noted that there is a daylong seminar for neighborhood activists put on by the City at the Goodman Community Center off Atwood that day. Jonathan will bounce that conflict around with Brandon. It is still planned to distribute welcome to the neighborhood letters with police material inserts in concert with the cleanup.

7) Alder's Report – None. Alder Verveer was at the Board of Estimates (budget) meeting.

8) Other Items brought forth by residents — None.

10) Adjourn. Adjourned at 8:10pm. Next meeting second Monday, November 9, 2009 at 7pm.