



City of Madison

Proposed Demolition & Rezoning

Location

2 South Bedford Street

Applicant

Jim Meier – 2 South Bedford, LLC/
J Randy Bruce – Knothe & Bruce Architects

From: M1

To: PUD(GDP-SIP)

Existing Use

Bus Terminal

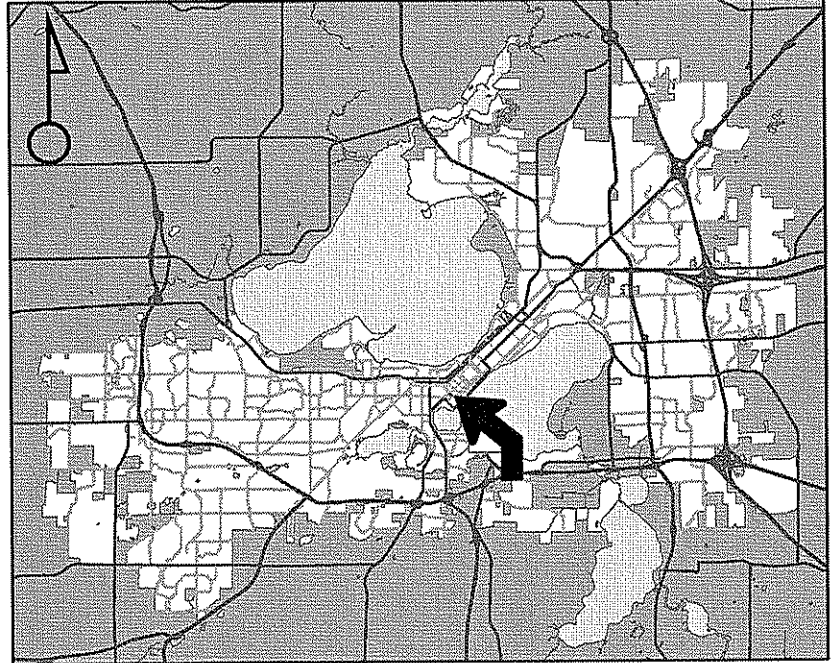
Proposed Use

Demolish Bus Terminal to Construct
Mixed-Use Building w/11,500 Square
Feet of Retail Space and 82 Apartments

Public Hearing Date

Plan Commission
15 June 2009

Common Council
07 July 2009



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 : 01 June 2009



LAND USE APPLICATION

Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid \$1250 Receipt No. 99480
 Date Received 4/15/09
 Received By JLK
 Parcel No. 0709 234 0601 5
 Aldermanic District 4 Michael Verveer
 GQ OK
 Zoning District M1
For Complete Submittal
 Application Letter of Intent
 IDUP Legal Descript.
 Plan Sets Zoning Text
 Alder Notification Mar 12 Waiver
 Ngrbrhd. Assn Not. Mar 12 Waiver
 Date Sign Issued 4/15/09

1. Project Address: 2 South Bedford Street **Project Area in Acres:** 1.0

Project Title (if any): The Depot

2. This is an application for: (check at least one)

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

<input type="checkbox"/> Rezoning from _____ to _____	<input checked="" type="checkbox"/> Rezoning from <u>M-1</u> to <u>PUD/PCD-SIP</u>
<input type="checkbox"/> Rezoning from _____ to <u>PUD/PCD-GDP</u>	<input type="checkbox"/> Rezoning from <u>PUD/PCD-GDP</u> to <u>PUD/PCD-SIP</u>

Conditional Use **Demolition Permit** **Other Requests** (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Jim Meier Company: 2 South Bedford, LLC
 Street Address: 5501 Femrite Drive City/State: Madison, WI Zip: 53718
 Telephone: (608) 255-1511 Fax: () Email: jim@meiertruckservice.com

Project Contact Person: J. Randy Bruce Company: Knothe & Bruce Architects, LLC
 Street Address: 7601 University Ave. Suite 201 City/State: Middleton, WI Zip: 53562
 Telephone: (608) 836-3690 Fax: (608) 836-6934 Email: rbruce@knothebruce.com

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: A mixed-use development with 12,000 s.f. of commercial space, 82 apartment homes and parking for 122 cars.

Development Schedule: Commencement Summer, 2009 Completion Summer, 2010

CONTINUE →

5. Required Submittals:

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.
- Filing Fee:** \$ 1,250 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

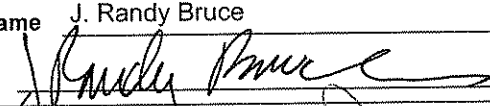
FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

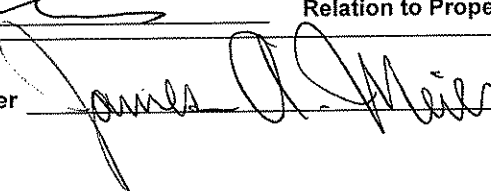
6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of Bassett Neighborhood Master Plan, which recommends: Mixed-use with high to very high residential development for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:
 - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices: Mike Verveer, Alderperson District #4, Bob Holloway & Pete Ostlind, Capitol Neighborhoods-Bassett District 3/12/09
 - If the alder has granted a waiver to this requirement, please attach any such correspondence 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 Counter and Planning Unit staff; note staff persons and date.
 - Planner Brad Murphy Date 10/22/08 | Zoning Staff _____ Date 10/22/08

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name J. Randy Bruce Date April 15, 2009

Signature  Relation to Property Owner Agent/Architect

Authorizing Signature of Property Owner  Date 4/14/09

April 15, 2009

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent
Rezoning from M-1 to PUD-GDP-SIP
2 South Bedford Street
Madison, Wisconsin

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

Organizational structure:

Owner: Jim Meier
2 South Bedford, LLC
5501 Femrite Drive
Madison, WI 53718
608-255-1511
jim@meiertruckservice.com

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
Contact: J. Randy Bruce
rbruce@knothebruce.com

Engineer: Calkins Engineering
5010 Voges Rd.
Madison, WI 53718
608-838-0444
608-838-0445 fax
Contact: Dave Glusick
dglusick@calkinsengineering.com

Landscape Design: Ken Saiki Design
303 S. Paterson St.
Suite 1
Madison, WI 53703
(608) 251-3600
Contact: Abbie Moilien
ksaiki@ksd-la.com

Introduction:

The proposed site is located on South Bedford Street between West Washington Avenue and West Main Street. Much of this block was historically an industrial warehousing district and is now home to a mix of uses including the bus depot, storage buildings and office uses. The West Washington Avenue and Bedford Street corner is a small retail node with businesses such as Williamson Street Bikes, Indocara Interiors, Electric Earth Café and the Heartland Credit Union.

For approximately the past 30 years the site has been operated as the Badger Bus depot. However, the structural and economic changes in the inter-city bus transit industry have prompted the owners to evaluate development options for this property. The owners, with input from the alderperson and neighborhood, have been working on a redevelopment plan for this property. The proposed plan calls for a higher density mixed-use development that includes 12,000 square feet of first floor commercial space and 82 apartment and townhomes.

City of Madison Comprehensive Plan

This site is within the Downtown Plan area of the newly adopted Comprehensive Plan. The Downtown Plan is not completed at this time; however, the drafts and public comments that have been generated as part of this process support the proposed development. They include the following objectives:

- Providing higher density along transit corridors.
- Mixed-use multi-story buildings.
- Building heights up to 6 to 8 stories.
- Redevelopments that support business and retail uses.
- Buildings should be placed close together and close to the street.
- A consistent architectural theme through the preservation of older buildings and the construction of new ones.
- Optimize pedestrian friendly features and minimize commutes.
- Eliminate the "unsafe feeling" of the existing bus depot area.

The Basset Neighborhood Plan

The property is located in the Basset neighborhood district and more specifically, the West Washington Avenue / Main Street Mixed Use District. A mixed use redevelopment with ground level retail in combination with upper level residential is recommended for the site. Residential housing densities are recommended at high (40-60 du/acre) to very high (greater than 60 du/acre) density.

Preservation of the historic character of the district is also encouraged.

Deconstruction:

This proposed development will require the deconstruction of the existing Badger Bus Depot and parking area. The developer will provide a Recycling and Re-Use plan for the building materials prior to obtaining a demolition permit.

Although the zoning code encourages the preservation of existing structures, the zoning code's purpose also includes promoting the general welfare of the city, encouraging the most appropriate land uses and conserving and enhancing the taxable value of lands and buildings. This proposal will provide significant reinvestment in the area and implement many of the goals of the Neighborhood Master Plan and proposed Downtown Plan. We believe that when the benefits of this project are considered that the Plan Commission can determine that the demolition standards are met.

Project Description:

The development proposes a series of three linked buildings that line the edges of the site with a surface parking area internalized at the rear of the property. The buildings are designed to fit within the architectural fabric of the neighborhood. The masonry warehouse buildings that surround the property form the basis for the historically inspired architecture that is used.

The buildings are three, four and five stories respectively with a lower scale on Main Street stepping up in height to the five stories on West Washington Avenue. The three-story building on West Main Street contains a series of two story townhomes with single-level apartment flats on the third floor. The four-story building on Bedford Street is predominantly apartment flats with 3 additional townhomes that front along Bedford Street. The five-story building that is located on the corner of Bedford Street and West Washington Avenue includes ground level commercial space on the first floor with four levels of apartment homes above.

The buildings create an active street edge and a pedestrian friendly environment. The streets and sidewalks are punctuated with individual porches and townhome entries that connect the buildings to the street. The commercial use is designed for flexibility with the ability to provide entries and an active street level space on both streets. Compact landscaped front yards surround the residential street edge and street trees will line all three street sides of the site to soften the architecture and shade the sidewalks.

Vehicular access is available on all three streets. The Bedford Street entry is designed for pedestrian and vehicular access with a textured and colored pavement surface that will calm vehicular traffic. The surface parking area will provide parking for the commercial users during business hours and allow for residential visitor parking when the commercial parking needs subside. The residential parking will be primarily accommodated at the basement level, which extends below all three buildings and the surface parking above. Bicycle parking will be provided both underground and on surface to accommodate the needs of the public and residents.

Site Development Data:

Densities:

Lot Area	43,560 sf
Acres	1.0
Commercial Area	11,500 s.f.
Dwelling Units	82 units
Lot Area/D.U.	531 s.f./unit
Density	82 units/acre

<u>Dwelling Unit Mix:</u>	<u>Bldg 1</u>	<u>Bldg 2</u>	<u>Bldg 3</u>	<u>Total</u>
Studio Apartments	13	0	0	13
One-Bedroom	19	18	0	37
One-Bedroom + Den	0	1	0	1
Two-Bedroom	16	6	2	24
Two-Bedroom Townhome	0	0	4	4
Two-Bedroom+Den Townhome	0	3	0	3
Total dwelling Units	48	28	6	82

Building Heights: 3-5 Stories

<u>Floor Area:</u>	
Bldg #1	55,425 s.f.
Bldg #2	30,250 s.f.
Bldg #3	7,075 s.f.
Gross Floor Area	92,750 s.f.
(Excludes Underground parking)	

Floor Area Ratio: 2.12

<u>Vehicle Parking Stalls</u>	
Surface	26
<u>Underground</u>	<u>96</u>
Total	122
Ratio	1.48 stalls/unit

<u>Bicycle Parking Stalls</u>	
Surface	20
<u>Underground</u>	<u>62</u>
Total	82
Ratio	1.0 stalls/unit

Loading:

One off-street loading zone will be provided for this project located outside the drive aisle and adjacent to the commercial space.

Project Schedule:

It is currently anticipated that construction will begin in summer of 2009 with construction for the entire project completed within twelve months. The scheduled start date may vary depending on market conditions.


Social & Economic Impacts:

This development will have a positive social and economic impact. It meets the goals of "Smart Growth" and will substantially increase the city tax base on an infill site with minimal increased cost to the City. The mixed-use redevelopment achieves the goals of the Bassett Neighborhood Master Plan and provides new commercial space to further support the Bedford Street / West Washington Avenue commercial node. The proposed development will also provide high-quality rental housing for longer-term residents in a location that will minimize automobile traffic.

Letter of Intent
The Depot
April 15, 2009
Page 5 of 5

Thank you for your time in reviewing our proposal.

Very Truly Yours,



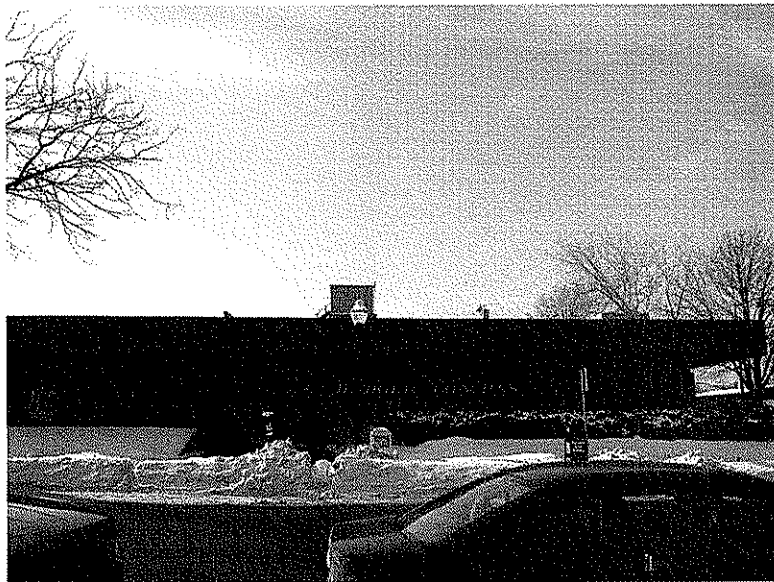
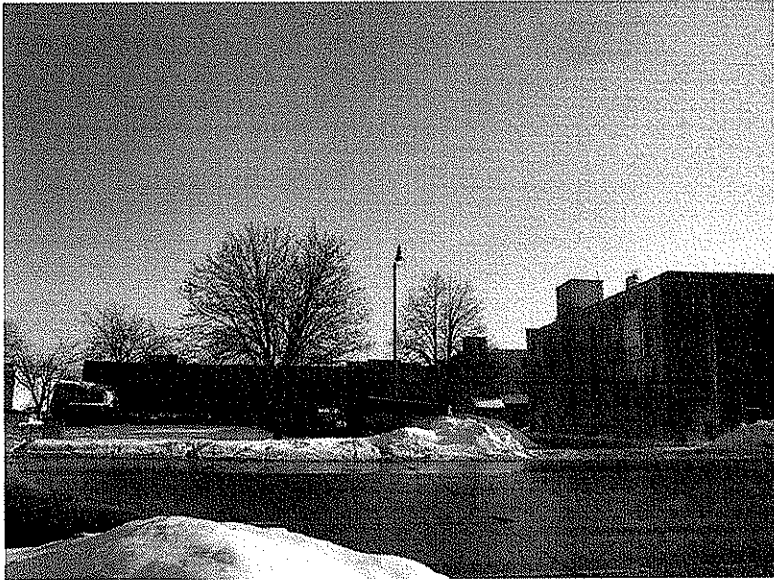
J. Randy Bruce, AIA
Managing Member

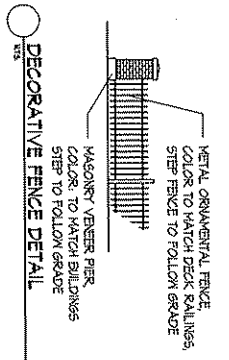
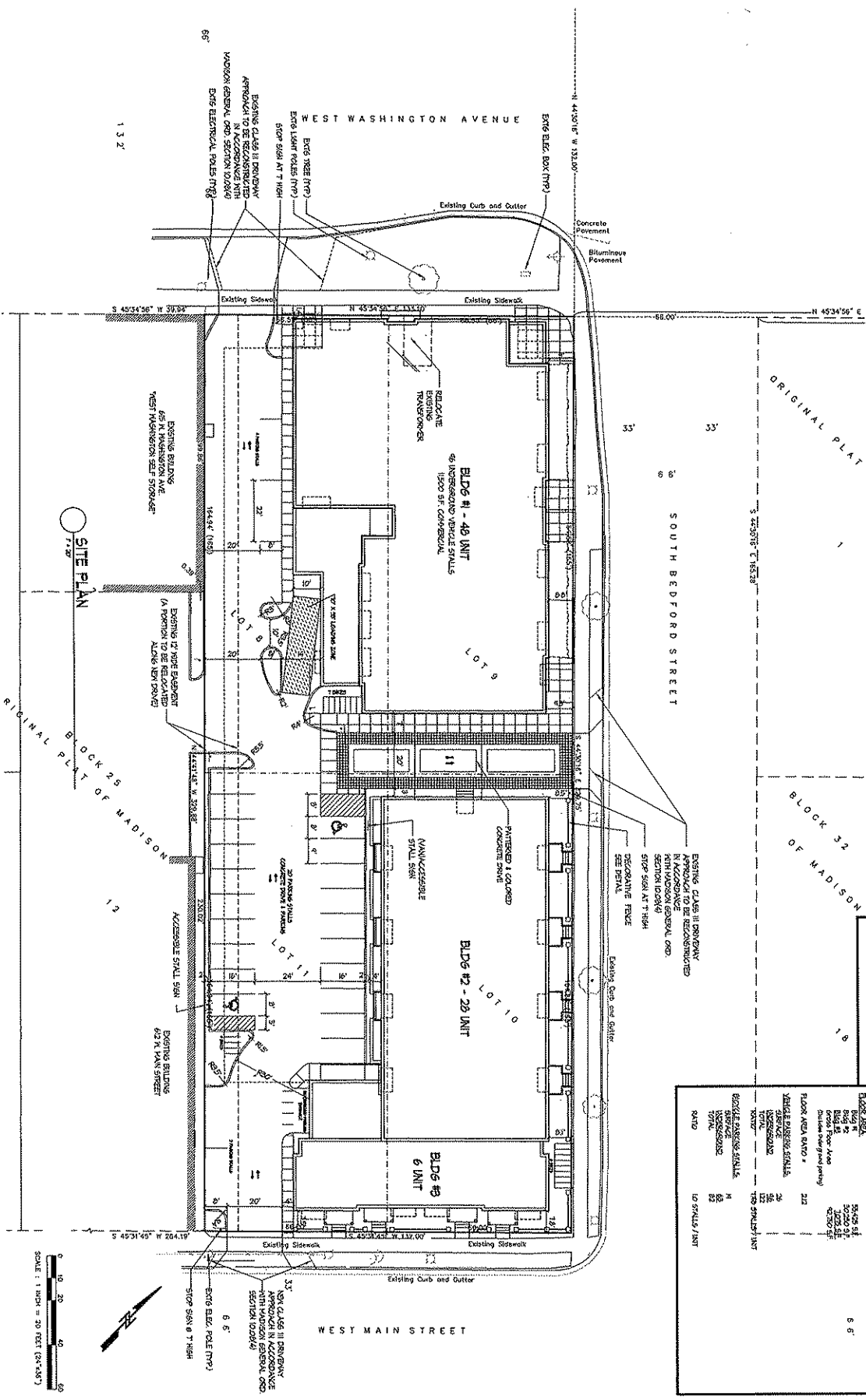
Zoning Text
PUD-SIP
2 South Bedford Street
April 15, 2009

Legal Description: The lands subject to this Planned Unit Development District shall include the lands described in Exhibit A.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a mixed-use development with 82 dwelling units and 12,000 square feet of commercial space.
- B. **Permitted Uses:** Following are permitted uses within this P.U.D.
1. Multifamily residential uses as shown on the approved plans.
 2. Commercial uses as allowed in the C-2 zoning district.
 3. Office uses as allowed in the O-1 zoning district.
 4. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses, including parking for residents and guests, outdoor eating areas or drive-up windows as shown on the approved plans.
 - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
- C. **Lot Area:** As shown on the approved plans.
- D. **Height Regulations:** As shown on the approved plans.
- E. **Yard Regulations:** As shown on the approved plans.
- F. **Landscaping:** Site Landscaping will be provided as shown on the approved plans.
- G. **Usable Open Space Requirements:** Usable open space will be provided as shown on the approved plans.
- H. **Parking & Loading:** Off-street parking shall be provided as shown on the approved plans.
- I. **Family Definition:** The family definition shall coincide with the definition given in M.G.O. 28.03 for the R-5 zoning district.
- J. **Signage:** Signage for the commercial uses shall be limited to the maximum permitted in the C2 zoning district and to the maximum permitted in the R-5 district for the residential uses and as approved by the Urban Design Commission and Zoning Administrator.
- K. **Alterations and Revisions:** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.

**2 South Bedford Street
Demolition Photos**





SITE PLAN

NO.	DESCRIPTION	AREA (SQ. FT.)
1	BLDG #1 - 48 UNIT	12,000
2	BLDG #2 - 20 UNIT	5,000
3	BLDG #3 - 6 UNIT	1,500
4	PARKING	10,000
5	DRIVEWAY	1,000
6	LANDSCAPE	2,000
7	ACCESSIBLE SMALL SIGN	100
8	EXISTING CLAS II DRIVWAY APPROACH TO BE RECONSTRUCTED	1,000
9	RELOCATED TRANSPORTER	1,000
10	RELOCATED TRANSPORTER	1,000
11	RELOCATED TRANSPORTER	1,000
12	RELOCATED TRANSPORTER	1,000
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50	RELOCATED TRANSPORTER	1,000

BLDG #1 - 48 UNIT

BLDG AREA	12,000
BLDG #1	12,000
BLDG #2	5,000
BLDG #3	1,500
TOTAL	18,500

BLDG #2 - 20 UNIT

BLDG AREA	5,000
BLDG #1	5,000
BLDG #2	5,000
BLDG #3	1,500
TOTAL	11,500

BLDG #3 - 6 UNIT

BLDG AREA	1,500
BLDG #1	1,500
BLDG #2	5,000
BLDG #3	1,500
TOTAL	8,000

2.5 Bedford Street

Site Plan

Scale: 1 inch = 20 feet (24:1)

The Depot

Project No. 0842

Client: [Name]

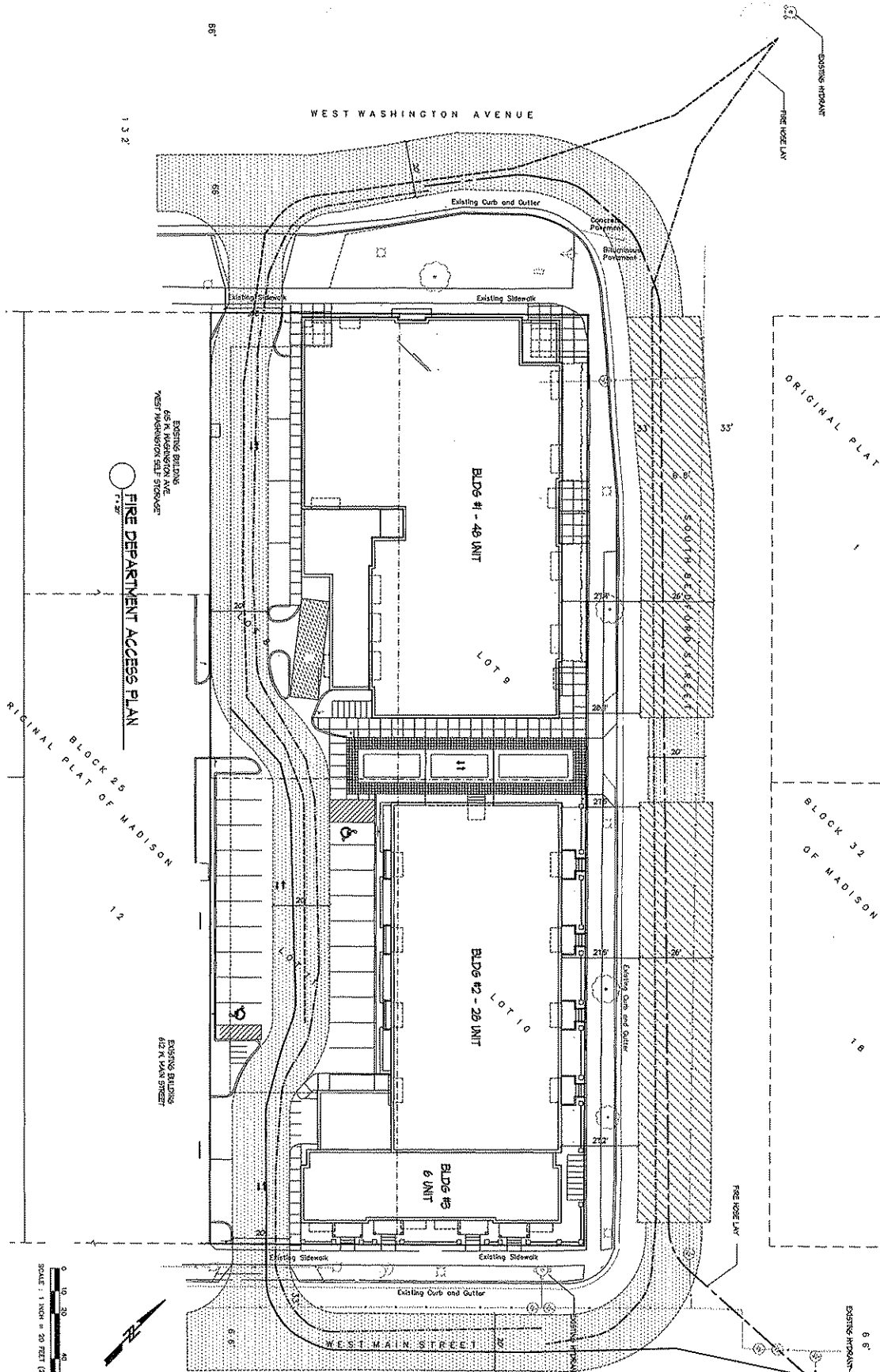
Architect: [Name]

KNOTHE & BRUCE ARCHITECTS

7101 University Avenue, Suite 201
Madison, Wisconsin 53706
(608) 263-5300 Fax (608) 263-5301

NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING (IMEP) CODES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING (IMEP) CODES.
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10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING (IMEP) CODES.



2.5 Bedford Street
 Fire Dept. Access Plan
 Project No. 0842
 Drawing No. C-13

The Depot

Revision
 General Schedule - April 8, 2000

- Notes
1. 20' FIRE HOSE LANE
 2. 20' FIRE HOSE LANE
 3. 20' FIRE HOSE LANE
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 20. 20' FIRE HOSE LANE

KNOTHE & BRUCE ARCHITECTS
 7101 Underhill Avenue, Suite 201
 Alexandria, Virginia 22302
 608-813-1000 Fax 608-814-0734



GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

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19. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

20. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

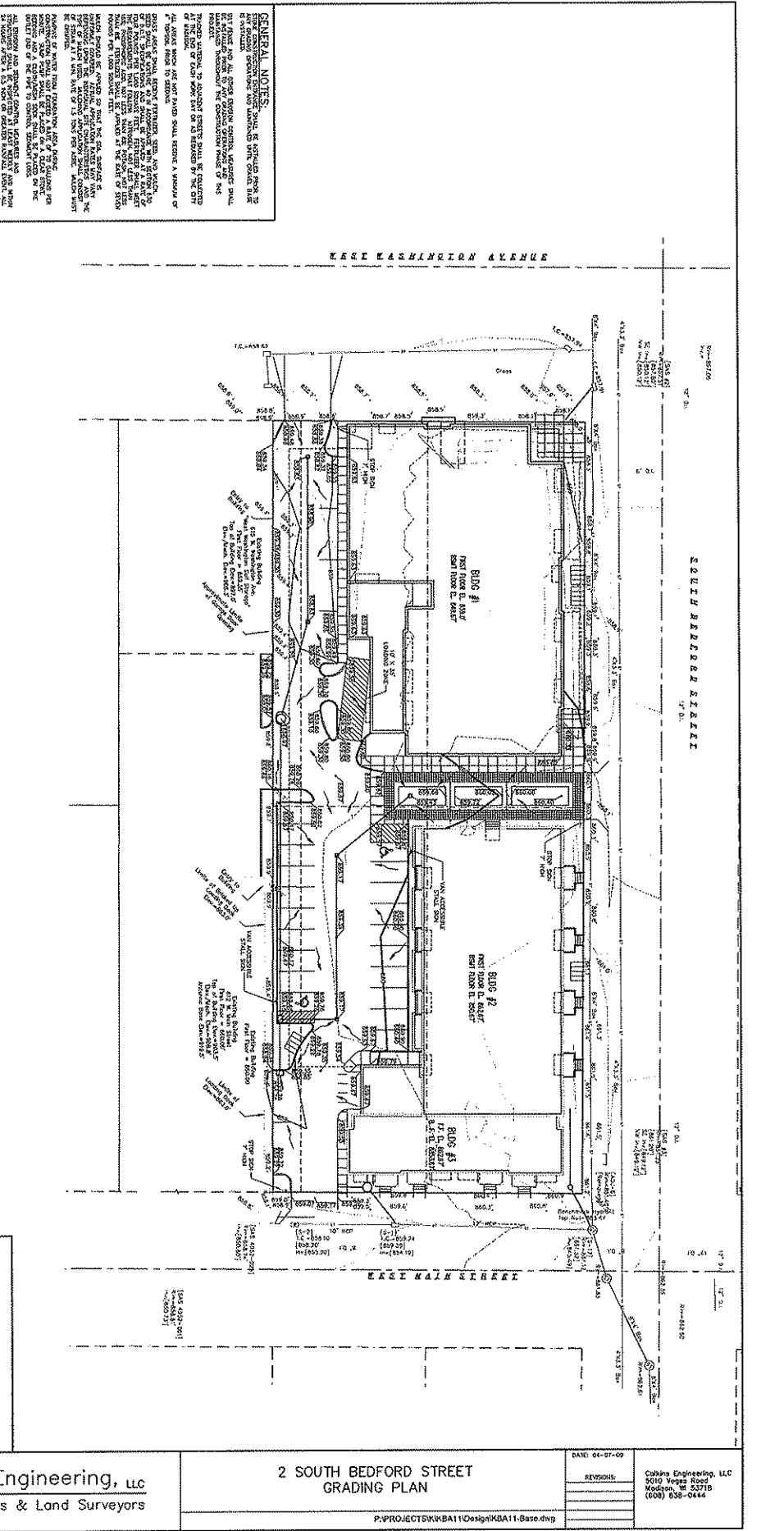
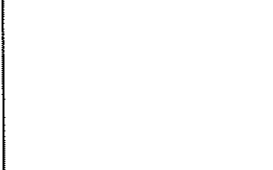
LEGEND:

900.00 = FINISHED SPOT ELEVATION

X 900.0 = DESIGN SPOT ELEVATION

[Symbol] = STONE CONCRETION DRAINAGE

[Symbol] = SILT FENCE



REVISIONS:

NO.	DATE	DESCRIPTION

Calkins Engineering, LLC
 Civil Engineers & Land Surveyors

2 SOUTH BEDFORD STREET GRADING PLAN

DATE: 01-07-09

PROJECT: KBA11-Base.dwg

Calkins Engineering, LLC
 5500 North Road
 Madison, WI 53718
 (608) 638-0444

SHEET C-211

GENERAL NOTES:

1. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE EROSION CONTROL PLAN FOR THE PROJECT.

2. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE EROSION CONTROL PLAN FOR THE PROJECT.

3. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE EROSION CONTROL PLAN FOR THE PROJECT.

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5. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE EROSION CONTROL PLAN FOR THE PROJECT.

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9. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE EROSION CONTROL PLAN FOR THE PROJECT.

10. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE EROSION CONTROL PLAN FOR THE PROJECT.

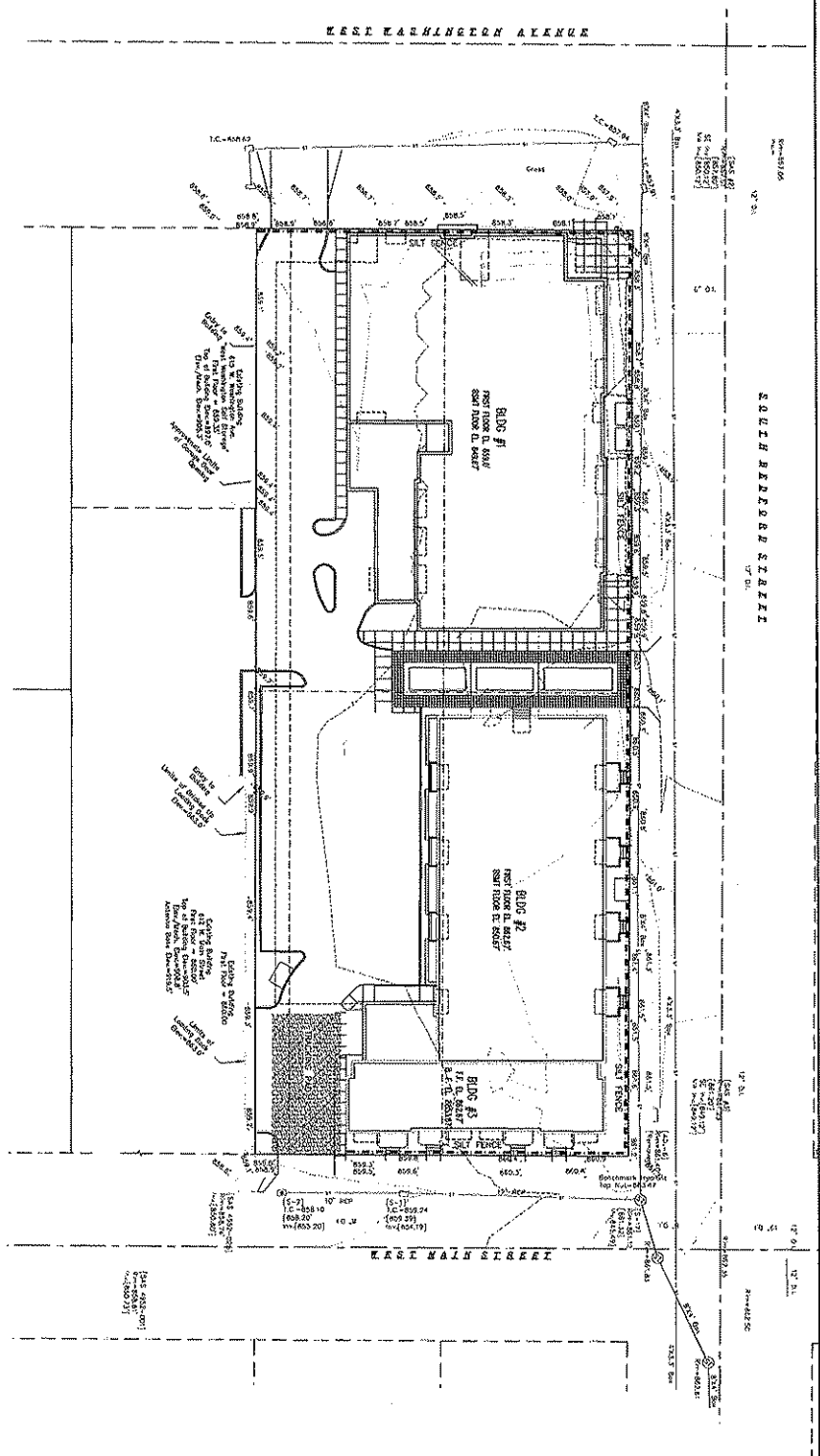
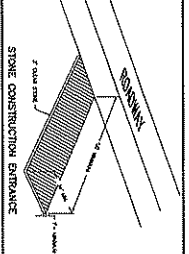
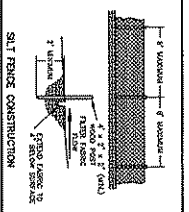
LEGEND:

900.00 = IMPROVED SPILT EXHAUST

X 900.0 = SPILT SPILL EXHAUST

XXXXXX = STONE CONSTRUCTION DIBBAGE

||||||| = SILT FENCE



SHEET
C-2.2

Calkins Engineering, LLC
Civil Engineers & Land Surveyors

2 SOUTH BEDFORD STREET
EROSION CONTROL PLAN

P:\PROJECTS\KKBKA11\Design\KBA11-Base.dwg

DATE: 04-07-09
REVISIONS:
Calkins Engineering, LLC
8510 York Road
Medford, WI 53718
(608) 638-0444

GENERAL NOTES:

CONTRACTOR SHALL OBTAIN NECESSARY CONNECTION AND EXCAVATION PERMITS FROM CITY ENGINEER PRIOR TO WORK COMMENCEMENT.

CONNECTIONS SHALL BE MADE AT THE SIZE, TYPE, LOCATION AND DEPTH SPECIFIED ON THIS PLAN. ALL USES UNLESS OTHERWISE SPECIFIED TO THE CONTRARY SHALL BE IN ACCORDANCE WITH SECTION 10.0 OF THE CITY OF JACKSON STANDING ORDINANCES FOR PUBLIC WORKS CONSTRUCTION.

ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED FOR THE CITY OF JACKSON STANDING ORDINANCES FOR PUBLIC WORKS CONSTRUCTION.

IF ANY EXISTING UTILITY IS LOCATED IN ACCORDANCE WITH SECTION 10.0 OF THE CITY OF JACKSON STANDING ORDINANCES FOR PUBLIC WORKS CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING SUCH UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE CITY OF JACKSON FOR ANY EXISTING UTILITIES THAT ARE TO BE EXCAVATED OR MOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE CITY OF JACKSON FOR ANY EXISTING UTILITIES THAT ARE TO BE EXCAVATED OR MOVED.

ALL SANITARY SEWER, WATER MAIN AND STORM SEWER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF JACKSON STANDING ORDINANCES FOR PUBLIC WORKS CONSTRUCTION.

PRIVATE SANITARY SEWER AND LATERALS SHALL BE PVC (ASTM D3034-08/03).

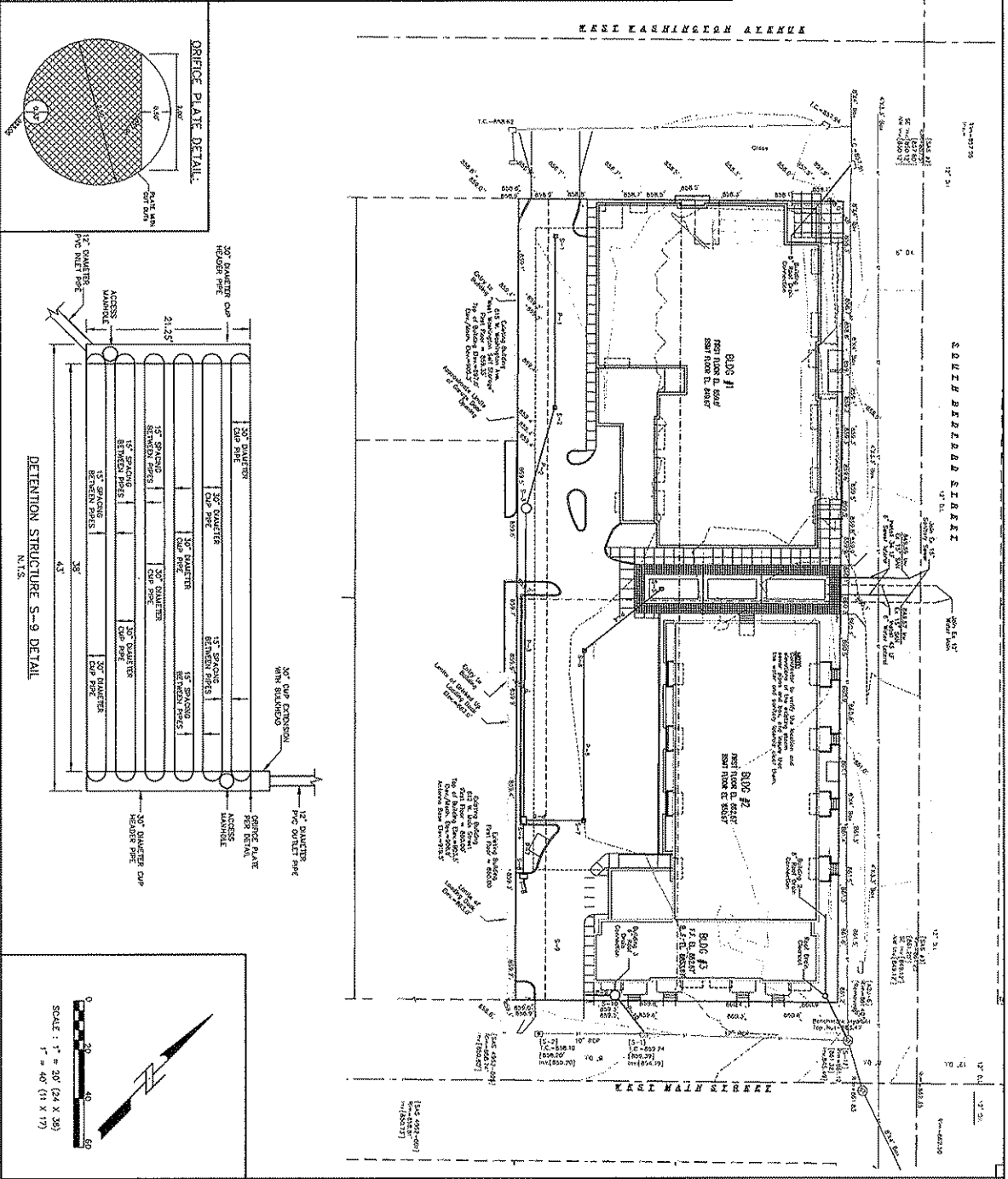
ALL SANITARY LATERALS ARE TO BE AT A SLOPE OF 1/8" PER FOOT UNLESS OTHERWISE SPECIFIED.

COORDINATE WORK WITH BUILDING FOUNDING CONTRIBUTIONS.

ALL DRAINAGE A REVENUE FOUNDRY COMPANY CATALOG RESOURCES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THE SANITARY AND STORM SEWER CONSTRUCTION FOR ANY SANITARY AND STORM SEWER THAT IS NOT AT A SEPARATE CONVEYANCE REQUIREMENT OF THE CITY OF JACKSON EXISTING PRIOR TO BEGINNING CONSTRUCTION.

PLACING OF WATER FROM TRENCHES DURING CONSTRUCTION SHALL NOT BE ALLOWED TO CONTAMINATE THE SURFACE WATER COURSE. WATER SHALL BE PLACED ON A NEAR STONE BARRIER AND A CAP/FLASH SECK SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEWERAGE.



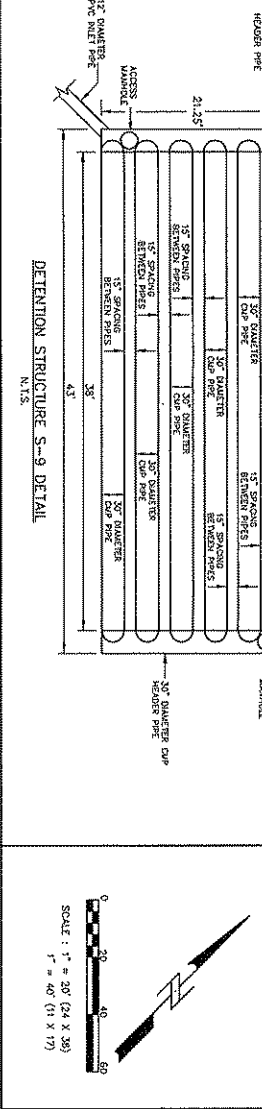
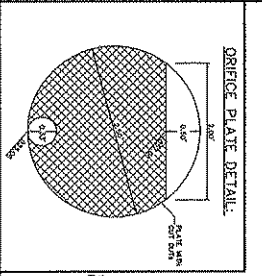
NO.	REVISION	DATE
		04-07-09

DATE: 04-07-09

REVISIONS:

Calkins Engineering, LLC
5010 Vogel Road
Madison, MS 38117
(601) 836-0144

PROJECT: SKWB11 Design: RBA11-Base.dwg



Calkins Engineering, LLC
Civil Engineers & Land Surveyors

2 SOUTH BEDFORD STREET
UTILITY PLAN

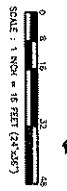
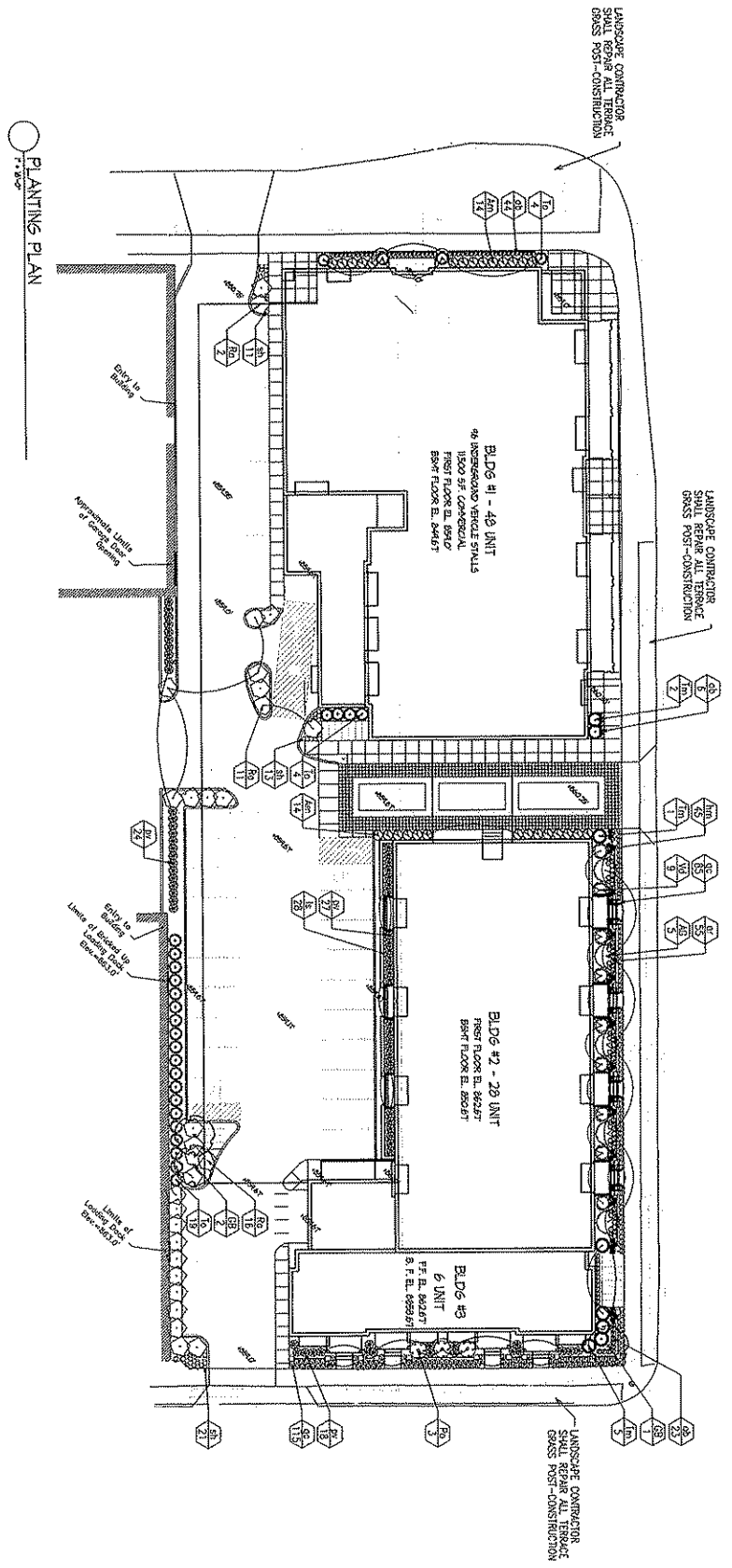
SHEET C-3.1



KNOTHE & BRUCE ARCHITECTS
 7101 University Avenue Suite 201
 Middleton, Wisconsin 53582
 608-836-1690 Fax 608-836-0934

KEN SAIKI DESIGN INC
 ARCHITECTS
 302 1/2 FERRIS
 MADISON, WISCONSIN
 PHONE 608-551-2550
 FAX 608-551-2550
 WWW.KSDI.COM

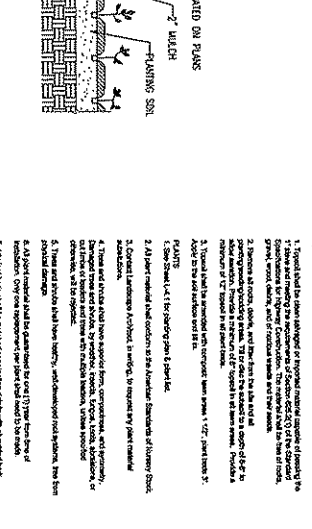
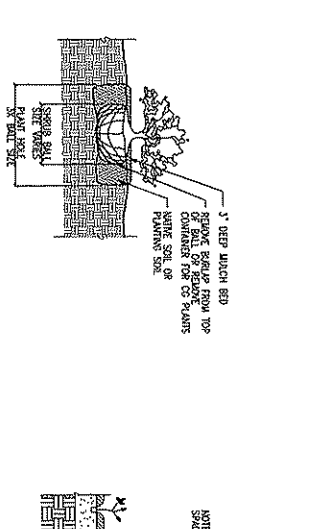
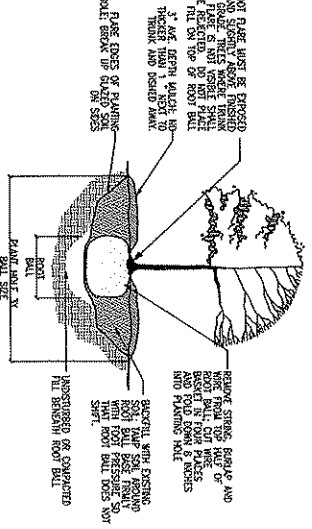
PROJECT
 The Depot
 2 S. Bedford Street
 Planning for
 Planting Plan
 Project No. 0842
 Drawing No. L-41



KEN SAIKI
 LANDSCAPE ARCHITECTS
 2017 E. CLAYTON
 MADISON, WI 53706
 608-263-1596
 www.kensaiki.com

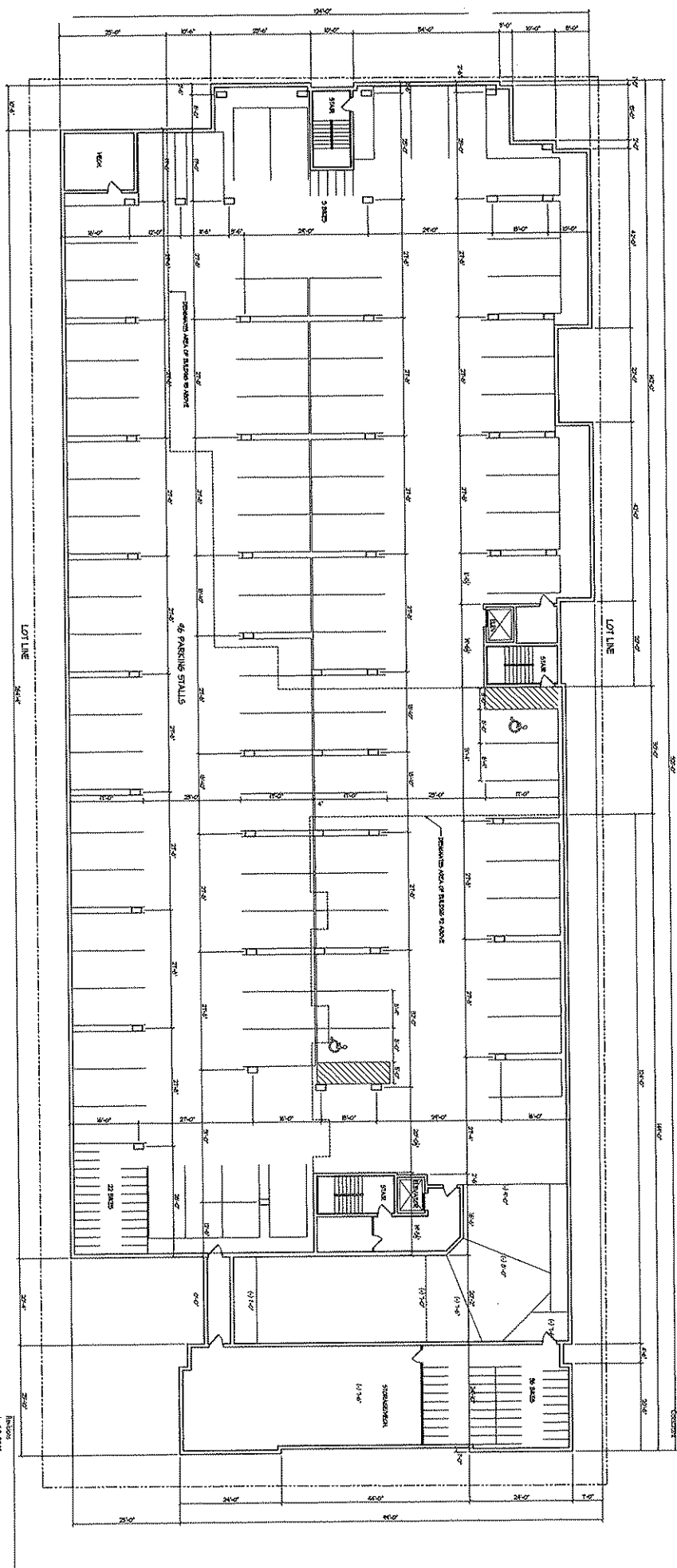
DESIGN INC
 2017 E. CLAYTON
 MADISON, WI 53706
 608-263-1596
 www.kensaiki.com

- NOTES
1. Typical plant list items designed or proposed material quantities of planting to be installed in accordance with the specifications of the University of Wisconsin-Madison Arboretum. The quantities listed are based on the following assumptions:
 - a. All plants are to be installed in the ground.
 - b. All plants are to be installed in the ground.
 - c. All plants are to be installed in the ground.
 - d. All plants are to be installed in the ground.
 - e. All plants are to be installed in the ground.
 2. All plants are to be installed in the ground.
 3. All plants are to be installed in the ground.
 4. All plants are to be installed in the ground.
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 6. All plants are to be installed in the ground.
 7. All plants are to be installed in the ground.
 8. All plants are to be installed in the ground.
 9. All plants are to be installed in the ground.
 10. All plants are to be installed in the ground.



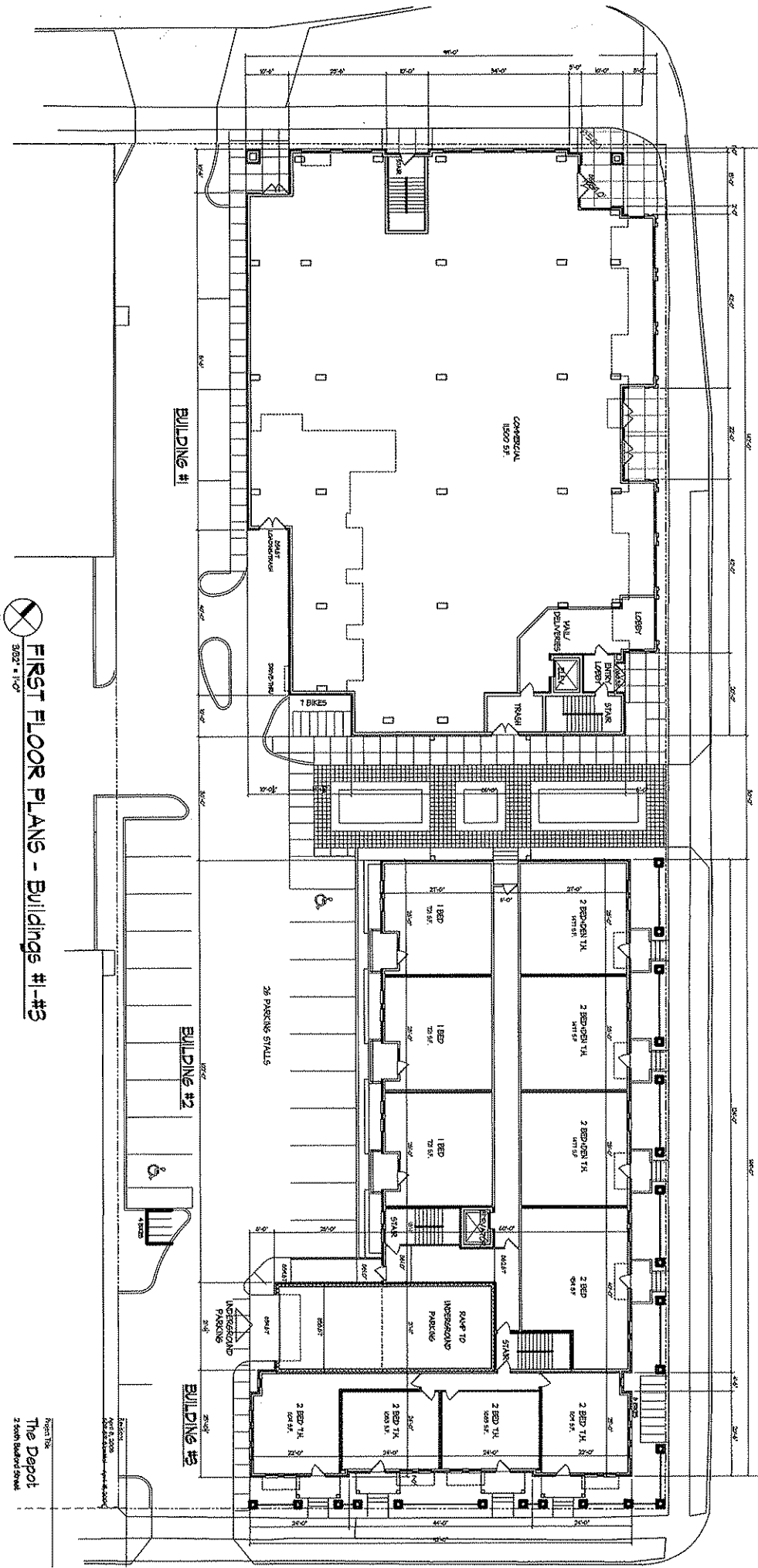
PLANT KEY	Botanical Name	Common Name	Quantity	Material Size	Full-grown Size	Comments
AC	Deciduous Trees					
AC	<i>Amelanchier x canadensis 'Adele'</i>	Coit's Select Serviceberry	5	6' ht. 8-8.8	15-20'	multi-stem
CB	<i>Ginkgo biloba 'Princeton Sentry'</i>	Princeton Sentry Ginkgo	3	3' cal. 8-8	40'	
Am	Deciduous Shrubs					
Am	<i>Ilex opaca 'Crested Green'</i>	Innocent Beauty Chokeberry	28	1.8' ht. cont.	2-3'	3-4'
Pd	<i>Physocarpus opulifolius 'Sibiriac'</i>	Siberian Birch	3	2' ht. cont.	5-6'	6-8'
Ra	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Fragrant Sumac	29	1.8' spid. cont.	2.5'	5-8'
Vd	<i>Viburnum dentatum 'Christina'</i>	Blue Maiden Viburnum	9	3' ht. cont.	4-6'	4-6'
Tr	Evergreen Shrubs					
Tr	<i>Taxus x media 'Talentus'</i>	Talentus Yew	6	1.5' ht. cont.	3-4'	4-5'
To	<i>Thuja occidentalis 'Woodward'</i>	Woodward Globe Arborvitae	27	2' ht. cont.	3-5'	3-5'
Gr	Perennials/Grazeses/Groundcovers					
Gr	<i>Asplenium platyneuron</i>	Asplenium	55	1 qt. cont.	8-12"	1-1.5'
Gr	<i>Asplenium 'Blue Ice'</i>	Blue Ice Asplenium	71	1 qt. cont.	1-1.5'	1.5-2'
Gr	<i>Asplenium 'Crested Green'</i>	Crested Green Asplenium	200	1 qt. cont.	6-8"	12-18"
Gr	<i>Asplenium 'Crested Green'</i>	Crested Green Asplenium	45	1 qt. cont.	2-3"	1.5-2'
Gr	<i>Asplenium 'Crested Green'</i>	Crested Green Asplenium	28	1 qt. cont.	1.5-2"	6-11"
Gr	<i>Asplenium 'Crested Green'</i>	Crested Green Asplenium	69	1 qt. cont.	4-6"	2-3'
Gr	<i>Asplenium 'Crested Green'</i>	Crested Green Asplenium	45	1 qt. cont.	2-3"	1.5-2'

City of Madison - Landscape Worksheet	Number of Existing Shrubs	Number of Existing Trees	Number of Existing Plants	Number of Existing Perennials	Number of Existing Groundcovers	Number of Existing Annuals	Number of Existing Miscellaneous	Number of Existing Total
City of Madison - Landscape Worksheet	36	2	132	127				397
Number of Existing Shrubs	36	2	132	127				397
Number of Existing Trees		2						2
Number of Existing Plants			132					132
Number of Existing Perennials			127					127
Number of Existing Groundcovers								
Number of Existing Annuals								
Number of Existing Miscellaneous								
Number of Existing Total	36	2	132	127				397



BASEMENT FLOOR PLAN

Project No: 0842
 The Depot
 2 South Bedford Street
 Project Title: Basement Floor Plan
 Date: April 8, 2004



FIRST FLOOR PLANS - Buildings #1-#3

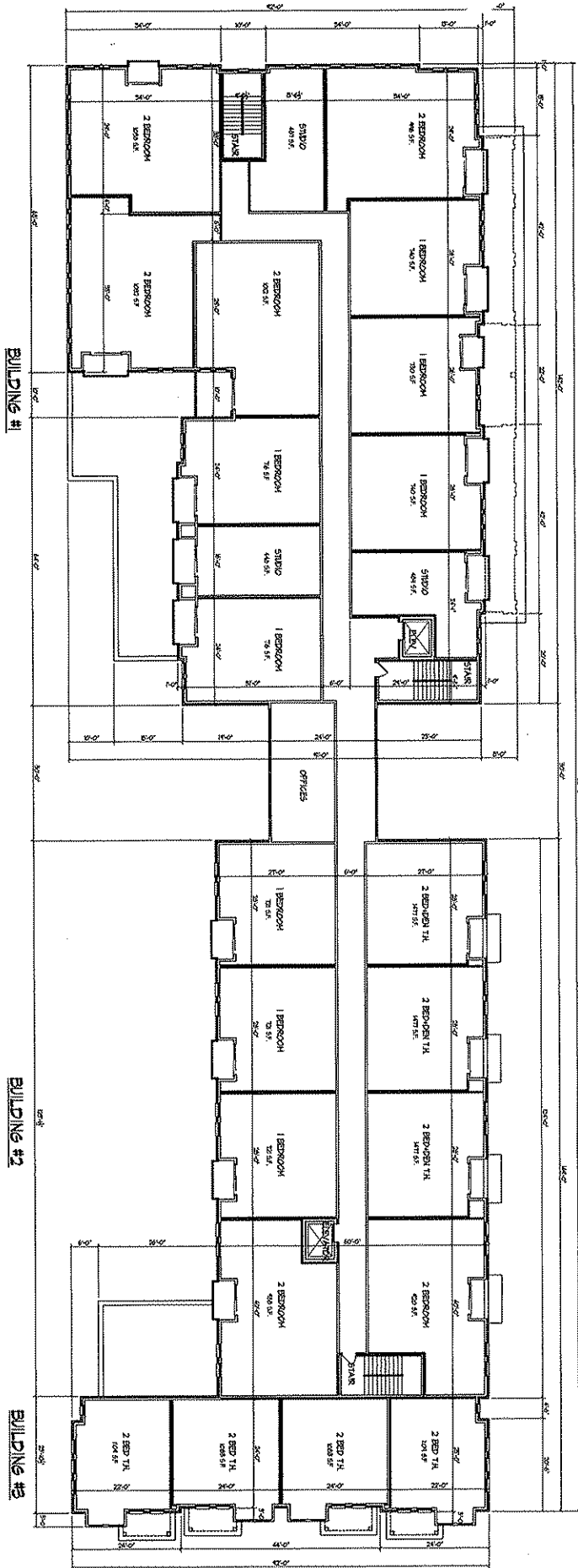
KNOTHE & BRUCE ARCHITECTS
 7161 University Avenue, Suite 200
 Middleton, Wisconsin 53582
 608.835.3690 Fax 608.493.4934

Project No. 2004-115
 The Depot
 2 South Bedford Street
 Middleton, WI 53582
 0842
 2



KNOTHE & BRUCE ARCHITECTS

7401 University Avenue, Suite 201
 Middleton, Wisconsin 53122
 608-835-1100 Fax 608-835-1104



SECOND FLOOR PLANS - Buildings #1-#3

Project Title
The Depot
 2 South Industrial Drive

Project No.
 0842

Drawn By
 J. Smith

Checked By
 M. Johnson

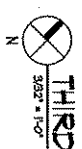
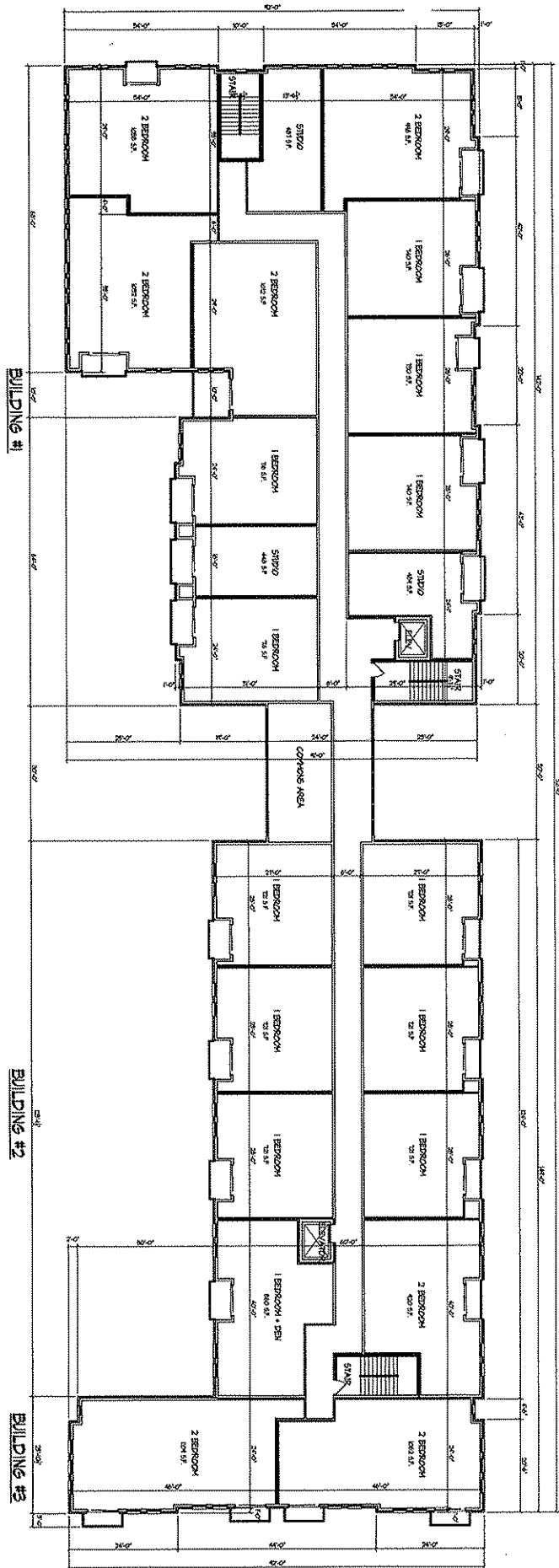
Date
 11/15/2004

Scale
 As Shown

Notes
 1. See General Notes.



KNOTHE & BRUCE ARCHITECTS
 7161 University Avenue, Suite 203
 Middleton, Wisconsin 53562
 608-833-3100 Fax 608-833-4334



THIRD FLOOR PLANS - Buildings #1-#3

Project No.
 The Depot
 2 South Walnut Street

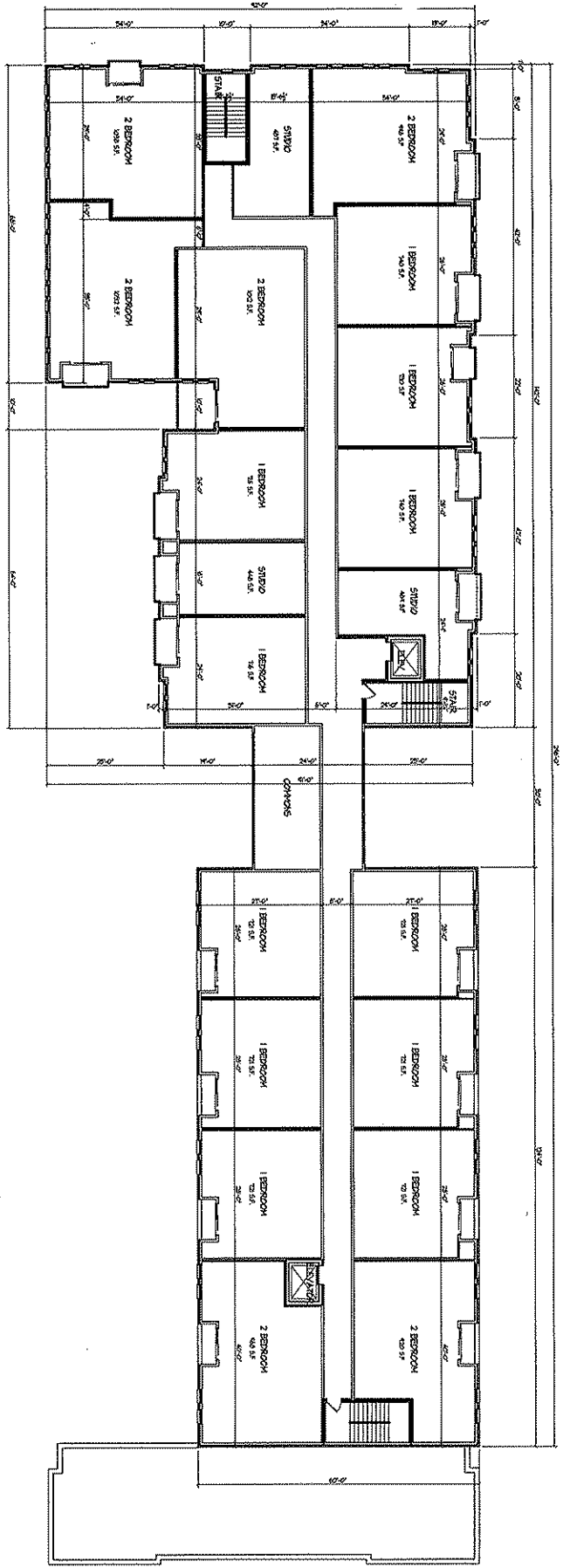
Revision
 April 8, 2008
 Develop Structure - April 8, 2008

Scale: 1/8" = 1'-0"
 Third Floor Plans
 Buildings #1-#3

0842



KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue, Suite 201
 Middleton, Wisconsin 53582
 608.835.3100 Fax 608.697.4174



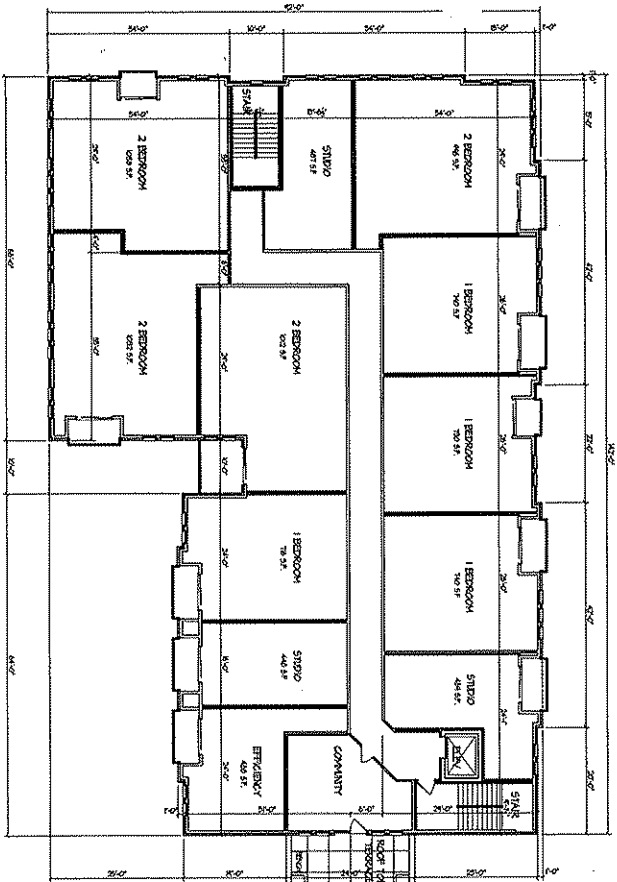
FOURTH FLOOR PLANS - Buildings #1 & #2
 3/28/11 1:07


Revised:
 April 15, 2010
 09/20/09 Standard - April 15, 2010

Project ID:
The Depot
 2 South Oakwood Street

Sheet No:
Fourth Floor Plans
Buildings #1 & #2
 Project No:
 Drawing No:

0842

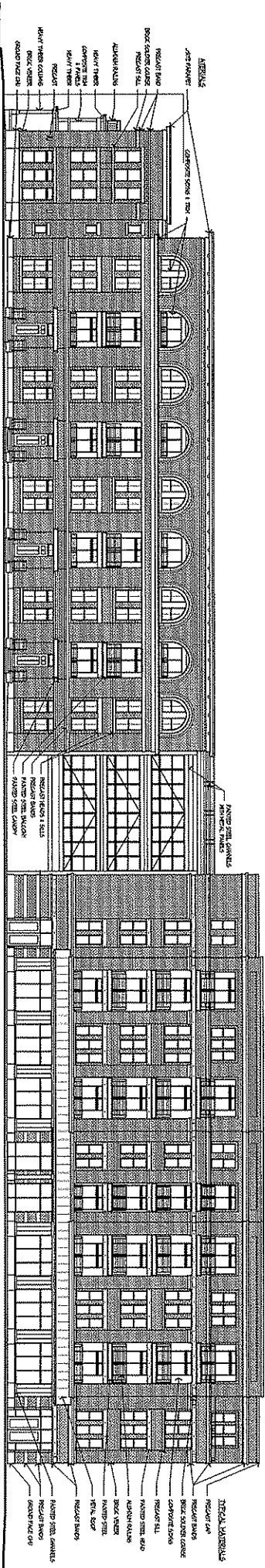



FIFTH FLOOR PLAN - Building #
 5027 - 100

KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue, Suite 300
 Middleton, Wisconsin 53182
 608.835.2000 Fax 608.835.0734

Revision
 April 2, 2008
 Project Number - 49143.2008
 Project Title
The Depot
 2 Room Addition Draw

Drawing Title
Fifth Floor Plan
 Building #
 Project No.
0842
 Drawing No.
6

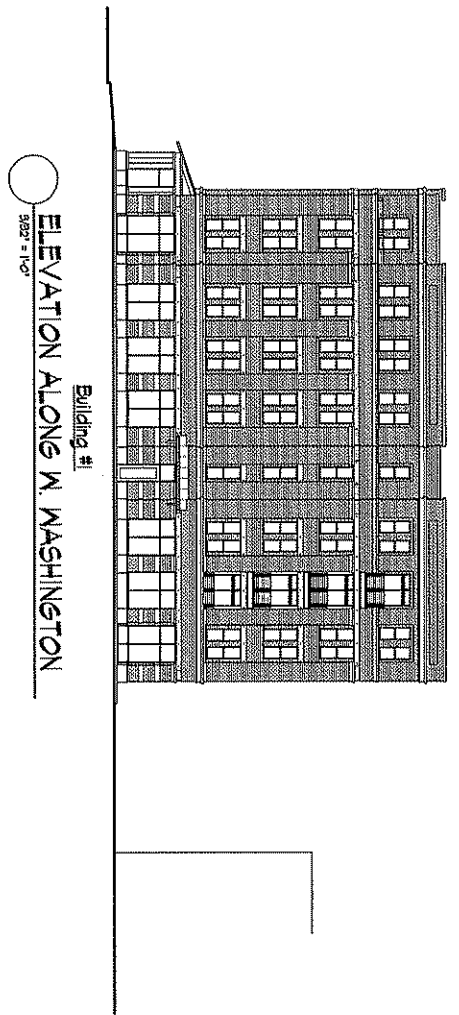


Building #3

Building #2

Building #1

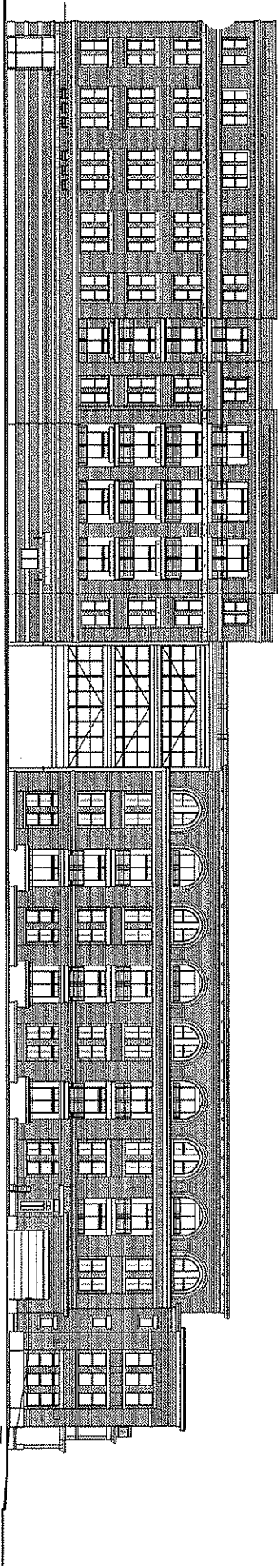
ELEVATION ALONG S. BEDFORD
 3/8" = 1'-0"



ELEVATION ALONG W. WASHINGTON
 3/8" = 1'-0"

Project Title: The Depot
 2 South Bedford Street
 Project No: 08-42
 Drawing No: 7
 Date: April 8, 2008
 Project Duration: April 18, 2008

KNOTHE & BRUCE ARCHITECTS
7201 University Avenue, Suite 200
Fridley, Wisconsin 53522
TEL: 818-1600 FAX: 818-4974

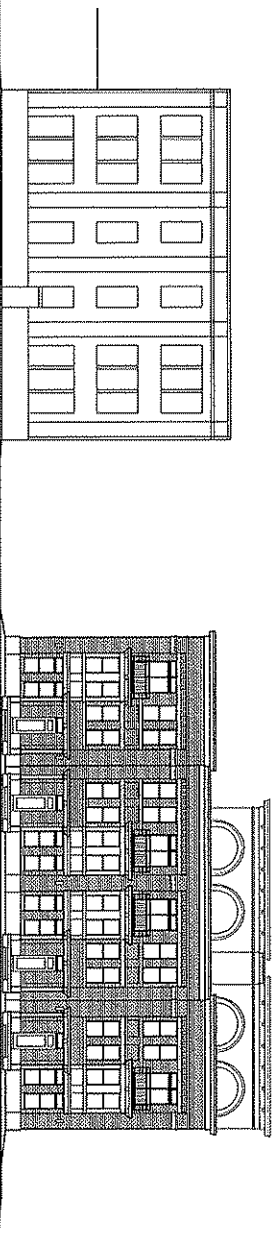


Building #1

Building #2

Building #3

REAR ELEVATION
3/8" = 1'-0"



Building #3

ELEVATION ALONG W. MAIN STREET
3/8" = 1'-0"

Project:
April 8, 2008
0942 - The Depot - 1st & 2nd

Project:
The Depot
2 South Bedford Street

Project:
Elevations
Buildings #1-#3

Project No:
0942