

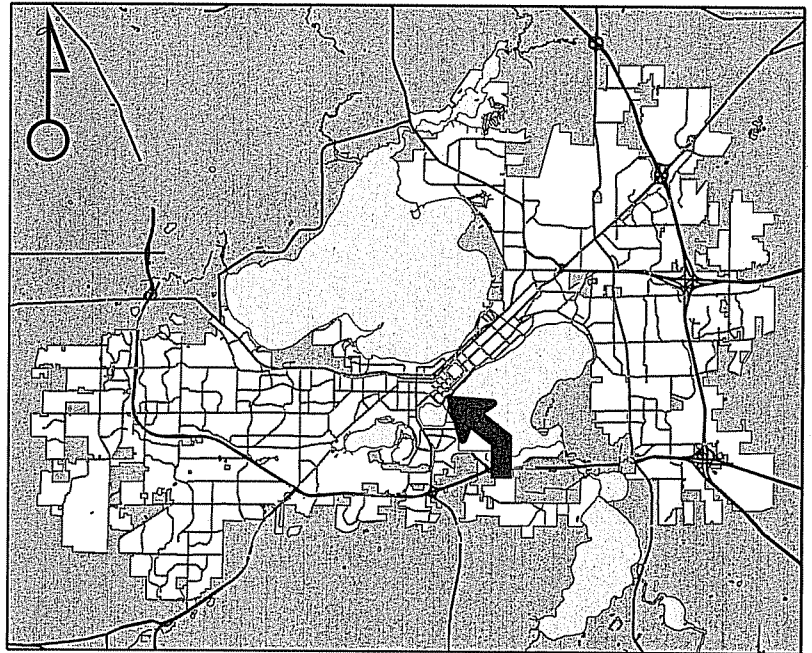


Location  
201 South Bedford Street

Applicant  
Les Orosz/  
John Sutton - Sutton Architecture

Proposed Use  
Add 59th dwelling unit and amend  
bike parking for an approved apartment  
building under construction

Public Hearing Date  
Plan Commission  
20 May 2013

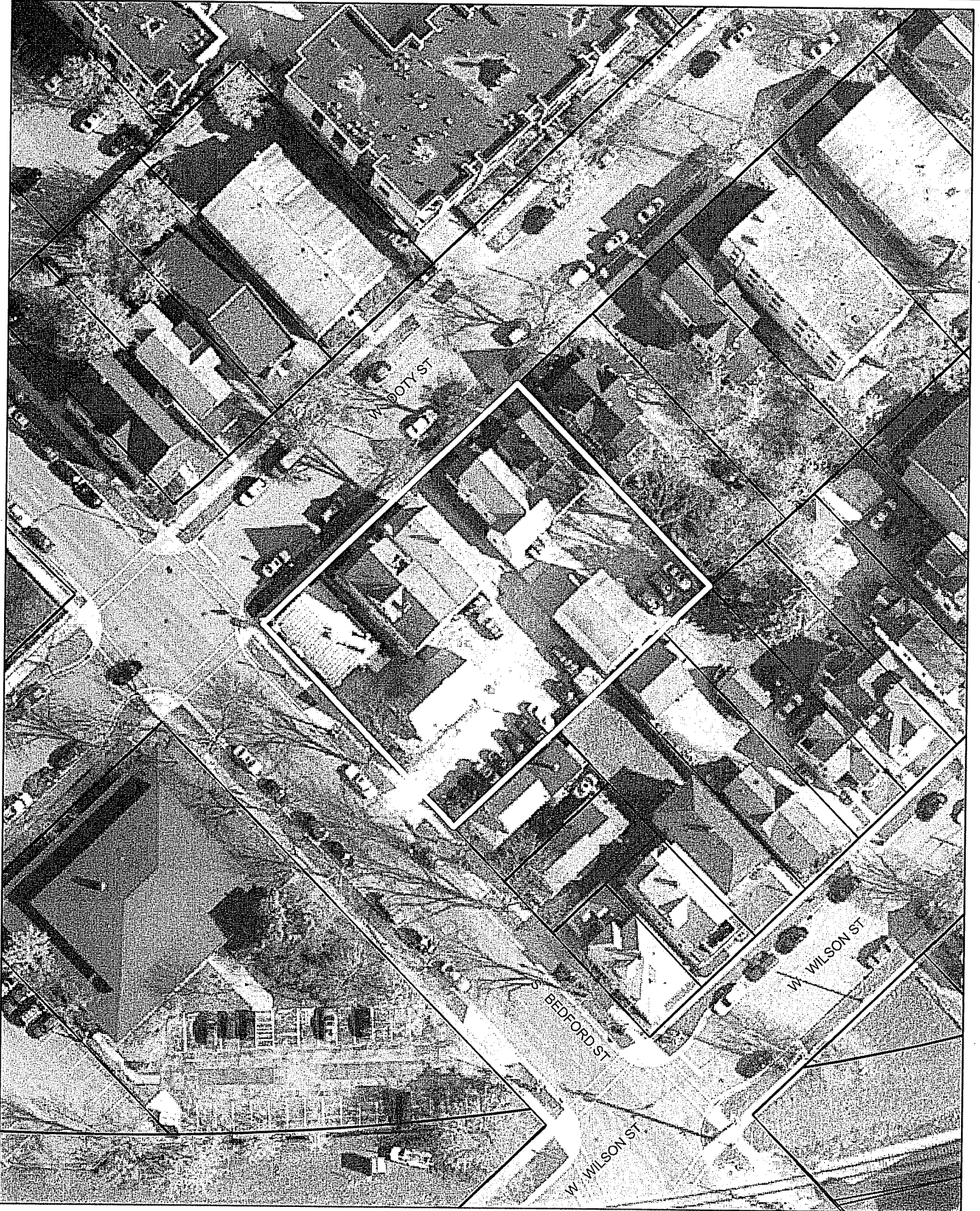


For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 07 May 2013





# 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](http://www.cityofmadison.com/developmentcenter/landdevelopment)

**FOR OFFICE USE ONLY:**

Amt. Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Date Received \_\_\_\_\_

Received By \_\_\_\_\_

Parcel No. \_\_\_\_\_

Aldermanic District \_\_\_\_\_

Zoning District \_\_\_\_\_

Special Requirements \_\_\_\_\_

Review Required By:

Urban Design Commission     Plan Commission

Common Council                       Other: \_\_\_\_\_

Form Effective: February 21, 2013

1. Project Address: 201 SOUTH BEDFORD STREET  
Project Title (if any): BEDFORD COURT

### 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: JOHN W. SUTTON Company: SUTTON ARCHITECTURE  
Street Address: 104 KING STREET City/State: MADISON WI Zip: 53703  
Telephone: (608) 469-2528 Fax: (608) 255-1764 Email: JOHN@SUTTONARCHITECTURE.COM

Project Contact Person: JOHN Company: \_\_\_\_\_  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ Email: \_\_\_\_\_

Property Owner (if not applicant): LES DRDZ  
Street Address: 505 UNIVERSITY AVE. City/State: MADISON WI Zip: 53703

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: CHANGE APPROVED PUD BY ALTERING FITNESS ROOM TO 1 BEDROOM & ADDING PRIVATE STORAGE FOR EACH APARTMENT INSTEAD OF BIKE RACKS

Development Schedule: Commencement MAY 2013 Completion JUNE 1 2013

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**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 1/2 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 <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

**Filing Fee:** Refer to the Land Use Application Information & 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:

→ 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 JOHN W. SUTTON Relationship to Property: ARCHITECT  
 Authorizing Signature of Property Owner [Signature] Date 4/9/03

March 20, 2013

Mr. Kevin Firchow  
Dept. of Planning & Development  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53701

RE: Letter of Intent  
PUD/SIP Modification  
Aspen Court

Dear Mr. Firchow:

PLAN/PARKING FACILITY APPROVAL	
ADDRESS _____	
ID# _____	DATE SUBMITTED _____
ORIGINAL _____	REVISION# _____
FINAL SIGN OFF DATE _____	
SIGNED _____	

The following is submitted with plans and application for staff, plan commission, and city council consideration for approval of the proposed modifications.

Owner: Les Orosz  
505 University Avenue  
Madison, WI 53703

Project: Aspen Court  
201 South Bedford Street  
Madison, WI 53703

Architect: Sutton Architecture  
104 King Street  
Madison, WI 53703

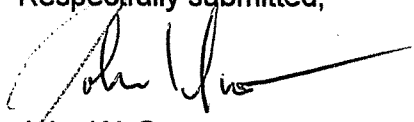
Contractor: Stevens Construction  
P.O.Box 7726  
Madison, WI 53707-7726

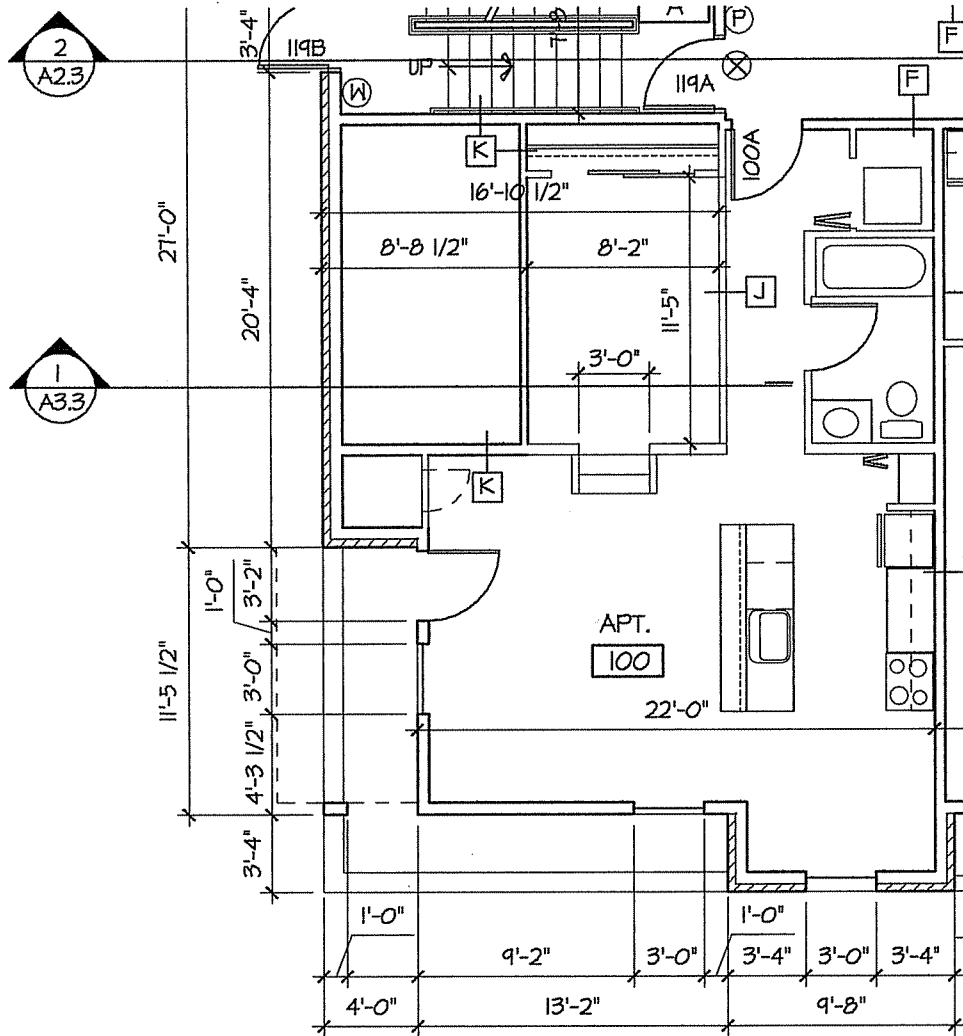
Expected Construction Schedule: under construction, completion May 2013

The owner is requesting consideration for two modifications to this project still under construction. The first is to turn the small work out room into a one-bedroom apartment. He has entered into an agreement with Capitol Fitness that will be a greater amenity to the tenants that eliminates the need for the work out room. We have also seen that this type of in house function is not used as much as we thought it would be. We see other similar projects converting their work out room to apartments.

The second change is to build private storage units for each apartment instead of open bike racks, increasing the number of bikes stored. Tenants with more expensive bikes prefer secure storage. We also find less damage to bikes that are being kept in a private storage unit. We are not changing the bike racks that are available for visitor parking on the exterior.

Respectfully submitted,

  
John W. Sutton  
Sutton Architecture



1 FIRST FLOOR PLAN  
A5.1 SCALE 1/8" = 1'-0"

**PROJECT**

Aspen Court  
Residential

211 South Bedford Street  
Madison Wisconsin 53703

**DATA**

Project # 201212  
Date: 12.31.12  
Drawn by: jws

A5.1

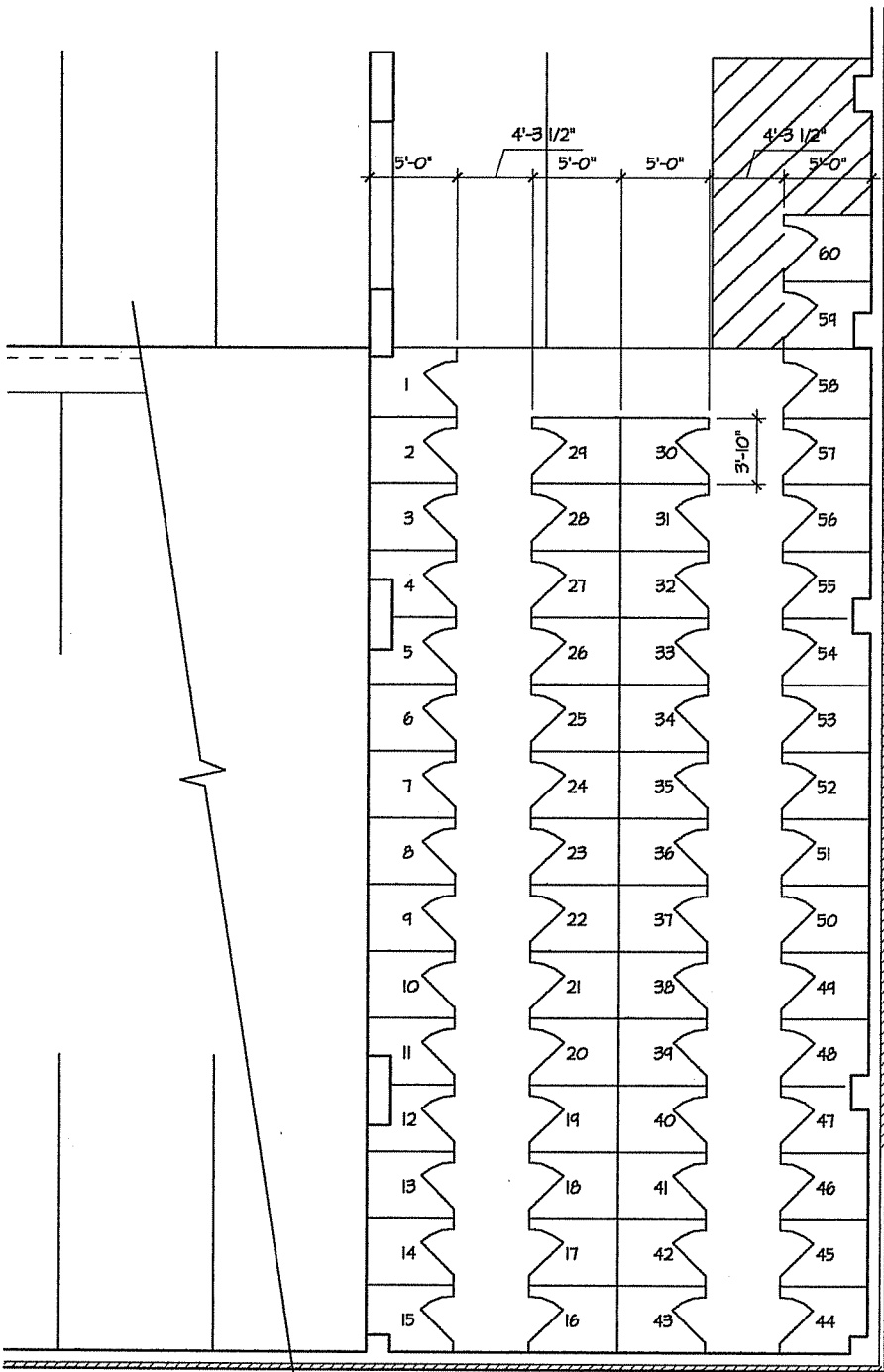
Addendum 5

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# SUTTON ARCHITECTURE

104 King Street  
Madison, WI 53703

Tel. 608-469-2528 Fax 608-255-1764



1 PARKING LEVEL A  
A5.2 SCALE 3/32" = 1'-0"

## PROJECT

Aspen Court  
Residential  
211 South Bedford Street  
Madison Wisconsin 53703

## DATA

Project # 201212  
Date: 12.14.12  
Drawn by: jws

A5.2

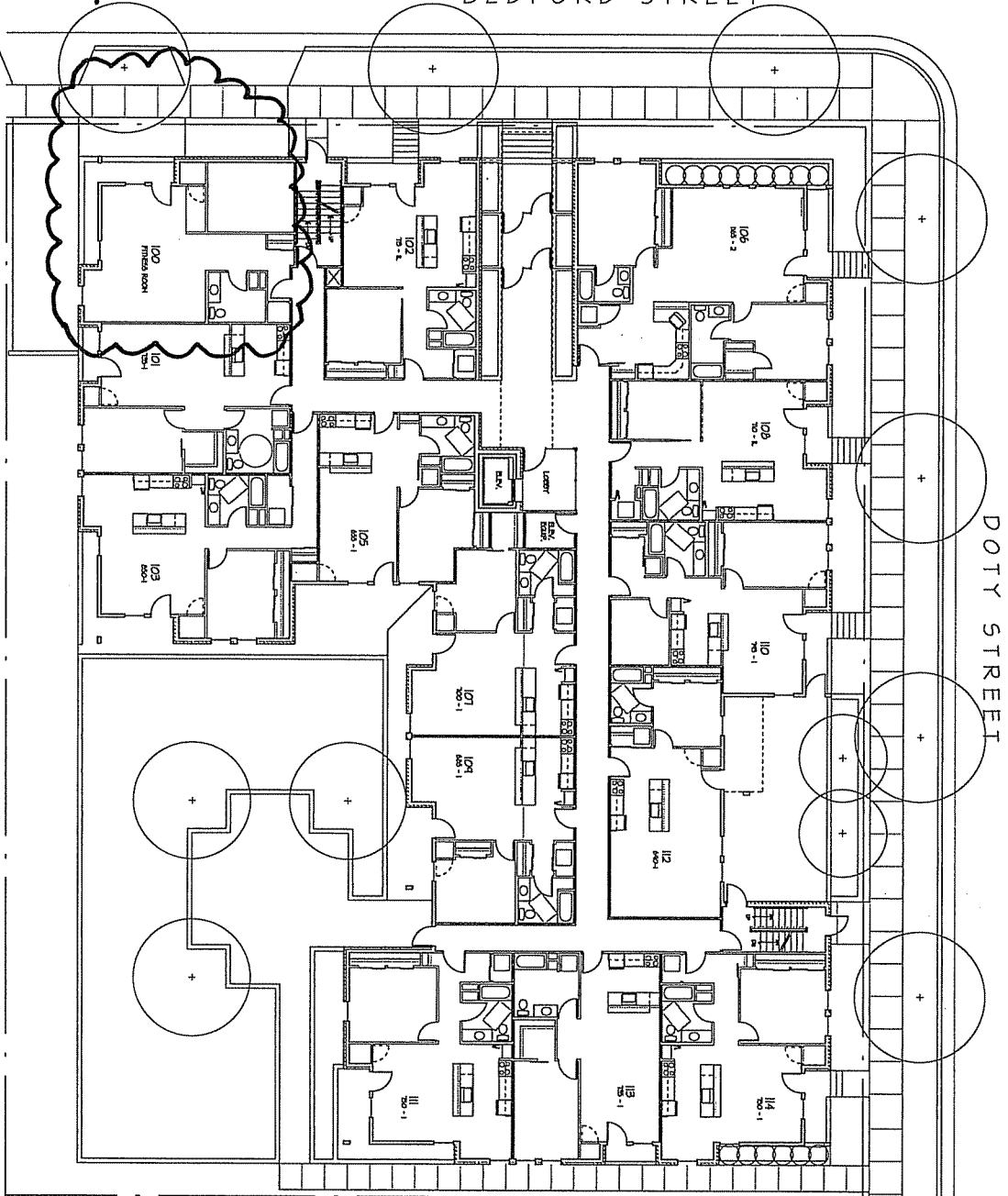
Addendum 5

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FITNESS  
Room  
IN  
ORIGINAL  
PLANS

BEDFORD STREET

DOTY STREET



1st FLOOR PLAN 12600 SF.  
Scale: 1/8" = 1'-0"

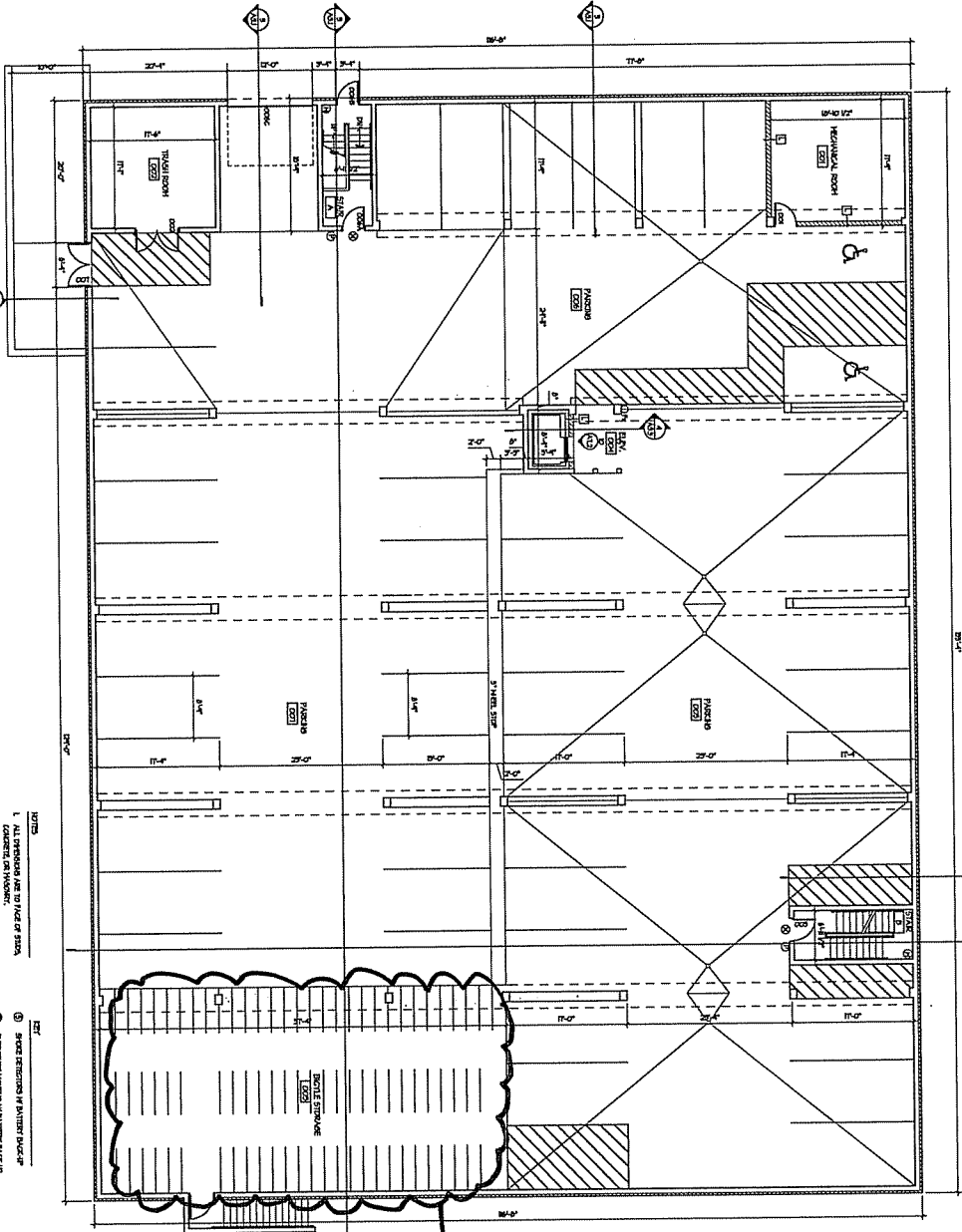


<b>OWNER</b>	Leib Orosz (608) 347-8432 University Avenue Madison, Wisconsin
<b>PROJECT</b>	Appen Court Apartments 271 South Bedford Street Madison, Wisconsin 53703
<b>DRAWING</b>	PERFLOORPLAN
<b>DATA</b>	Project Name: A13 Date: 1/14/11 Drawn by: JAC



NOT FOR  
CONSTRUCTION

BIKE  
PARKING  
ON  
ORIGINAL  
PLANS



- NOTES**
1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES.
  2. SEE ARCHITECT'S NOTES FOR MATERIAL TYPES 1 THROUGH 5.
  3. SEE ARCHITECT'S NOTES FOR FINISHES 1 THROUGH 5.
  4. SEE ARCHITECT'S NOTES FOR ELEVATION 1 THROUGH 5.
- KEY**
1. EXISTING STRUCTURE
  2. EXISTING CONSTRUCTION
  3. EXISTING FINISHES
  4. EXISTING UTILITIES
  5. EXISTING STRUCTURE

PARKING LEVEL A  
SCALE: 1/8" = 1'-0"



**PROJECT**  
Aspen Court  
Madison, WI  
221 South Bedford Street  
Madison, Wisconsin 53702

**DRAWING**  
Parking Level A

**DATE**  
10/20/2021

**SCALE**  
1/8" = 1'-0"

**DRAWN BY**  
JPM

A12