



URBAN DESIGN COMMISSION 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

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDCApplication.pdf>

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>1/7/2015</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>1/14/2015</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input type="checkbox"/> Final Approval

1. Project Address: 114 North Bedford Street
Project Title (if any): _____

2. This is an application for (Check all that apply to this UDC application):

New Development Alteration to an Existing or Previously-Approved Development

A. Project Type:

- Project in an Urban Design District* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
- Planned Development (PD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Planned Residential Complex

B. Signage:

- Comprehensive Design Review* (public hearing-\$300 fee) Street Graphics Variance* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Chris Johnson
Street Address: 161 N. Clark St. #4900
Telephone: (312) 952-4867 Fax: ()

Company: CA Ventures
City/State: Chicago, IL Zip: 60601
Email: cjohnson@ca-studentliving.com

Project Contact Person: Melissa Huggins
Street Address: 16 N. Carroll St., Suite 530
Telephone: (608) 345-0996 Fax: ()

Company: Urban Assets
City/State: Madison, WI Zip: 53703
Email: melissa@urbanassetconsulting.com

Project Owner (if not applicant): Bedford St. Properties, LLC.
Street Address: 1110 N. Old World Third St., Ste 610
Telephone: (414)276-4623 Fax: ()

City/State: Milwaukee, WI Zip: 53203
Email: Jim.Kleinfeldt@boldt.com

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with _____ on _____
(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant Christopher Johnson Relationship to Property Developer
Authorized Signature Date: 1/6/2015

Project Summary

114 Bedford is a contextually cohesive student housing community located in Madison, Wisconsin on the busy neighborhood corner of Mifflin Street and Bedford Street. This 257,000 SF CM At-Risk project boasts a total of 192 units; the project is positioned to serve both the growing student body of the University of Wisconsin and the expanding percentage of young professionals looking for housing in this popular neighborhood. Enclosed parking on site provides space for three types of parking- 89 traditional parking spaces, 47 moped/motorcycle spaces, and 220 covered + 22 open bike spaces for a total of 242 bike spaces. The project provides 360 beds with a planned 60% student / 40% young professional mix. Implementing Madison's mission of environmental responsibility, 114 Bedford promotes a healthy living environment for its residents and displays respect for its neighbors.

The Site

This project is located in the Mifflin West District neighborhood at the Southeast corner of the University of Wisconsin perimeter in the Capitol Neighborhood Inc. district. The .88 acre site currently hosts Negus Container CO, Corrugated Boxes, which is a 14,277 SF commercial use building. The redevelopment of this underutilized site will provide an opportunity for the neighborhood to have a completed streetscape presence along Bedford, activity with some retail and local art display in the two lobbies, live/work townhome and loft spaces and promotion of density consistent with current zoning in this area.

Key Focuses

Some key elements of the Mifflin Neighborhood were incorporated early in the design of the project. The project team sought to enhance the quality of the neighborhood fabric by studying and emulating elements such as the streetscape, walkability, front porch presence, residential scale, and sheltered entry areas. Two story townhomes with front door access along Bedford create a connection to the neighboring buildings and support continuity of street activity, while the overall massing of the project react to its surrounding context cues. The lower brick portions of the building are proportioned to be a sympathetic scale to existing adjacent buildings while the materials and detailing respect existing historical buildings near the site.

Through the use of native planting, the project's landscape design will reduce the use of irrigation as much as possible, through use of rain gardens and roof level planters that will promote outdoor activity and gathering spaces for the residents. Visual connections to the Capitol Building and lakes from inside of the building will be enhanced by floor to ceiling windows that will also act as additional ventilation and circulation reinforcing the idea of healthy living.

Walkability and the use of alternative transportation is encouraged. Proximity to several university and city bus stops, including a bus stop on site, allows for easy access to the entire city. Additionally, much of on-site parking is dedicated to alternative transportation including mopeds, motorcycles, and bikes.

Justification for Additional Height on the Student Tower

Respect existing and future development of Mifflin Street: The project respects the existing and future built environment along Mifflin Street by maintaining a four story elevation along Bedford Street. The Bedford Street façade includes three townhomes and a large step back at the fifth floor which creates a continuous four story elevation that speaks to the rooftops of the current buildings along Mifflin Street as well as the future redevelopment of the street (zoned for 6 stories).

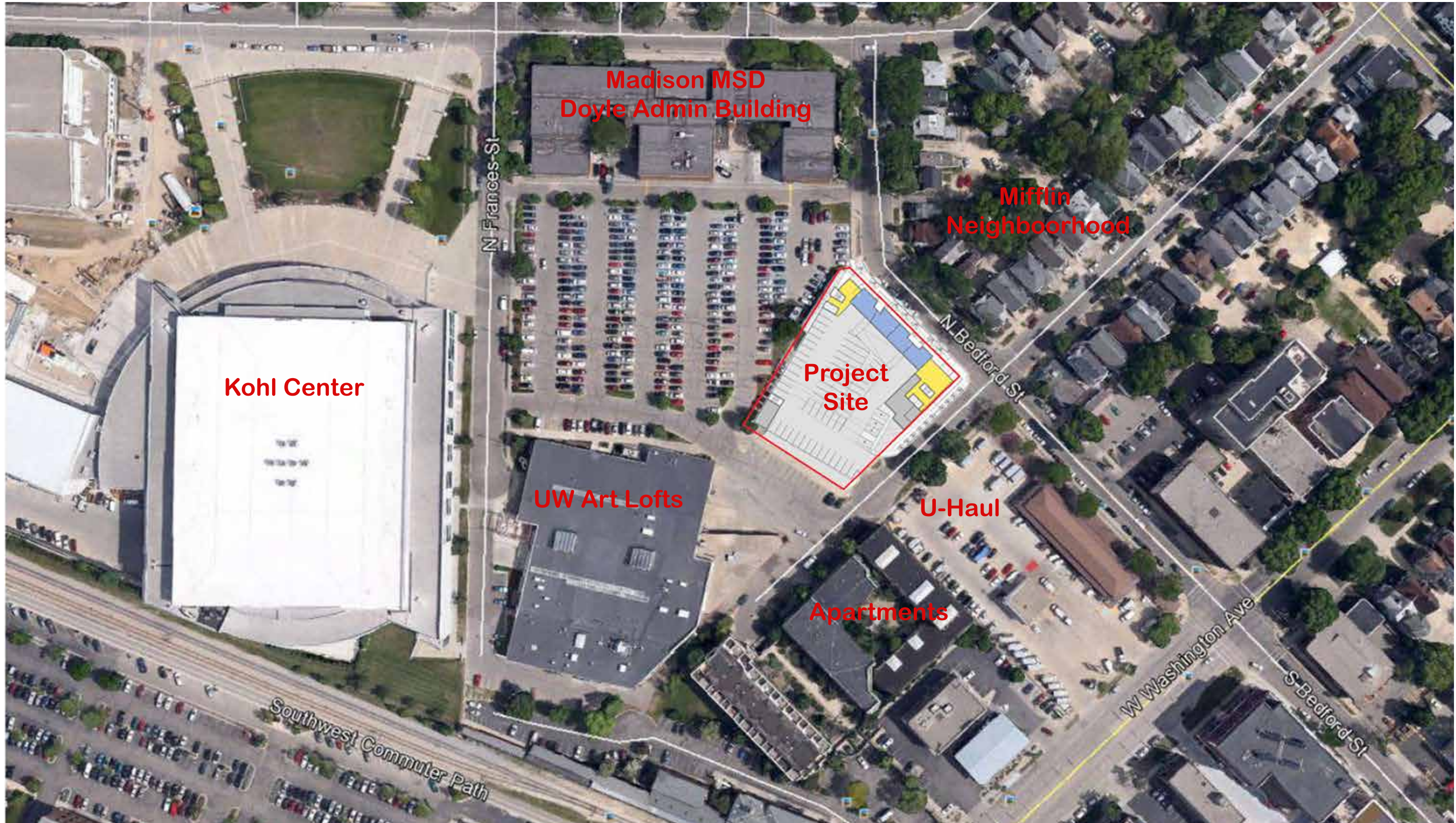
Higher quality architecture: Creates the opportunity for a sculptural architectural aesthetic with a building of varying heights (four, eight, and ten stories) that are further articulated by the rhythm of the cutouts, windows, and materials.

Complements Historic Doyle Building: Allows the ten story tower to step back significantly from the Doyle Building and to use the corner glass element to further soften the relationship to the Doyle Building. Stacked brick detailing on the northwest side as well as similar organization of the windows provide a gentle nod to the architecture of the Doyle Building.

Higher quality amenities with more square footage: A larger building allows more units to be leased which in turn allows for more amenity opportunities for the residents.

Through attention to programmatic detail, awareness of budgetary constraints, and promotion of environmental and contextual stewardship, 114 Bedford will accomplish the vision of the City, the neighborhood, and the residents to provide a new student housing center. 114 Bedford will stand as a regional model for student housing excellence in Wisconsin.





EXISTING SITE CONDITIONS

Address/Existing Use	114 North Bedford St Negus Container Co Corrugated Boxes Commercial (14,277 square feet)
Aldermanic District	District 4 Alder Mike Verveer
Neighborhood Association	Capitol Neighborhood Inc Association
Alder/Neighborhood Notification	November, 2014
Legal Description	See Exhibit A
Lot Area	0.88 acres / 38,377 sq ft
Existing Zoning	UMX Urban Mixed Use
Downtown Plan	State Street District Downtown Core / Mixed Use
Comp. Plan Designation	State Street District
Development Schedule	Early 2015 Construction Start 14-18 Month Construction Period Target Opening: August 2016



PERMIT REQUEST
Requesting a Conditional Use Permit.

DEMOLITION REQUEST
The existing building on-site will be demolished as part of the development, with the possibility of additional pedestrian right of way improvements along Bedford St.



EXISTING CONTEXT CONDITIONS

619 W Mifflin Street
Founded 1894
Dobelin & Company Wagon Makers
Historic Property // 46,214 square feet



601 W Dayton Street
Kohl Center
546,311 square feet



602 W Washinton Ave
U-Haul
65,340 square feet



Mifflin Street / Neighborhood
1-3 story Single Family Residential



545 W Dayton Street
Madison Metro School District
Ruth Bachhuber Doyle Administrative
Building
115,525 square feet



City of Madison Property Information

Property Address: 114 N Bedford St

Parcel Number: 070923229318

LEGAL DESCRIPTION

Information current as of: 11/11/14 12:00AM

Notice: This description may be abbreviated and is for assessment purposes only. It should not be used to transfer property

Lot Number: 0

Block: 0

UNIVERSITY ADDITION TO MADISON, PART OF OUTLOT 6; ORIGINAL PLAT, BLK 23, PRT OF LOTS 9, 10, 11 & 12; FULLY DESC AS FOL: COM AT INTERS OF S LN OF W DAYTON ST & W LN OF N BEDFORD ST, TH S 00 DEG 04 MIN 37 SEC W 253.56 FT TO POB, TH S 47 DEG 46 MIN 11 SEC E 190.6 FT, TH S 44 DEG 41 MIN 35 SEC W 208.32 FT TO PT ON CUR, TH ALG CUR TO LEFT, RAD 468.79 FT, CHRD BRS N 56 DEG 56 MIN 20 SEC W 115.61 FT TO PT OF CUR, TH ALG CUR TO LEFT, RAD 1795.35 FT, CHRD BRS N 64 DEG 20 MIN 27 SEC W 31.36 FT, TH N 29 DEG 52 MIN 27 SEC E 226.5 FT, TH N 79 DEG 56 MIN 20 SEC E 18 FT TO POB

Property Information Questions?

Assessor's Office

210 Martin Luther King, Jr. Boulevard, Room 101

Madison, Wisconsin 53703-3342

Phone: (608) 266-4531

Email: assessor@cityofmadison.com

ROOM LEGEND

- Amenity
- Parking Garage
- Service
- Townhome

Total Unit and Bed Count

Floor 1:	Units	6
	Beds	11
Floor 2:	Units	22
	Beds	45
Floor 3:	Units	29
	Beds	53
Floor 4:	Units	26
	Beds	47
Floor 5:	Units	18
	Beds	34
Floor 6:	Units	23
	Beds	42
Floor 7:	Units	23
	Beds	42
Floor 8:	Units	23
	Beds	42
Floor 9:	Units	11
	Beds	22
Floor 10:	Units	11
	Beds	22

Total:	Units	192
	Beds	360

Unit Mix:

Student:	Units	115
	Beds	240
Young Prof:	Units	77
	Beds	120

Area

Floor Area	215,357 sf
Parking Area	33,863 sf
Outdoor Spaces	7,748 sf
Total	256,968 sf

Parking Count

Ground Level	49
Parking Mezzanine	38
Total	89

Bicycle Parking Count

	provided	required
Uncovered		
Ground Level	22	20
Covered		
Ground Level	220	220
Total	242 (220 covered)	

Moped/Motorcycle Parking Count

Parking Level 1	24
Mezzanine	12
Total	36

Lot Coverage

(does not include courtyard or terrace)

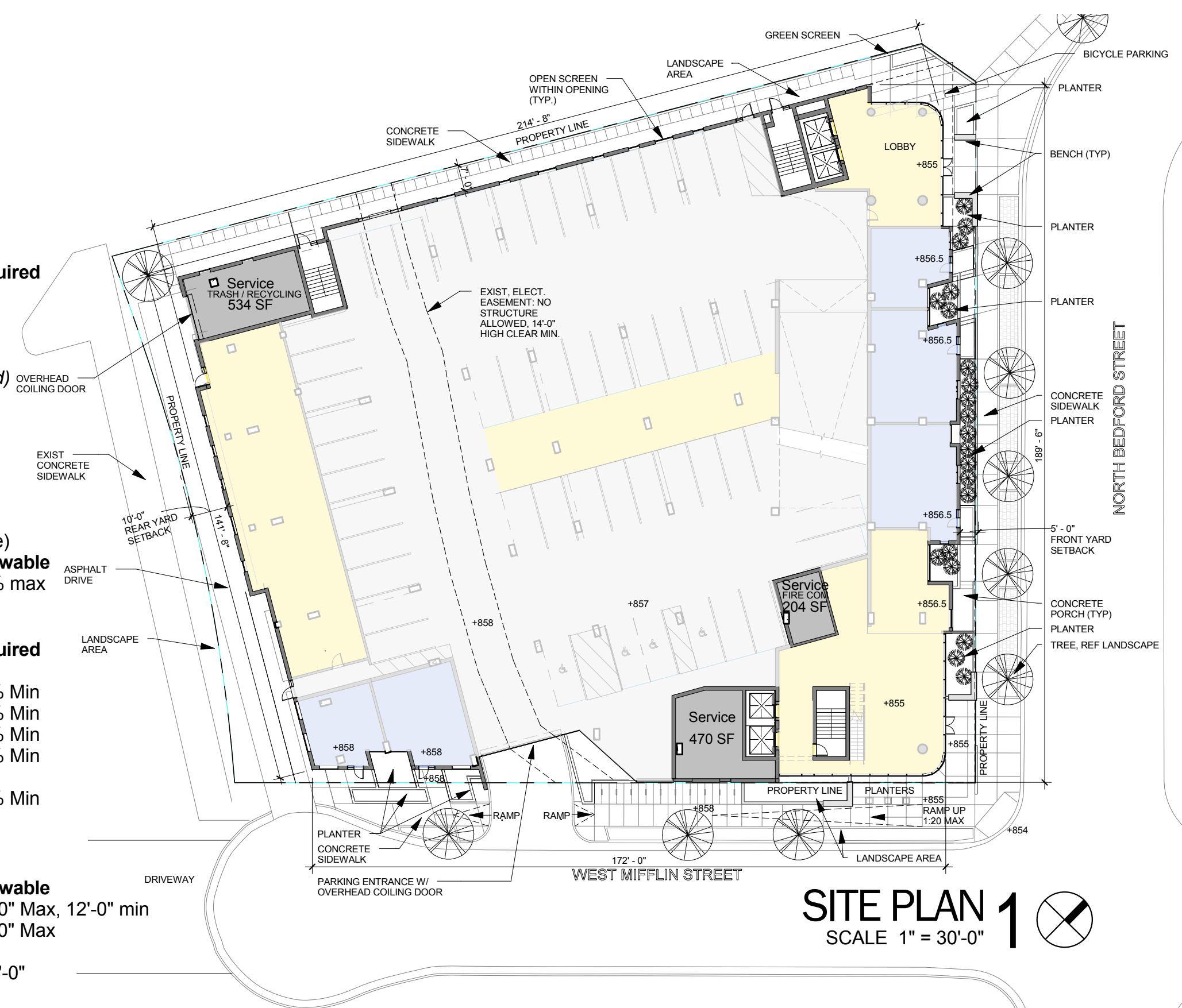
	actual	allowable
	83%	90% max

Glazing Percentage:

	provided	required
Ground Level		
East Residential	38%	15% Min
South Residential	36%	15% Min
E Non-Residential	65%	50% Min
S Non-Residential	50%	50% Min
Upper Levels	23%	15% Min

Building Height:

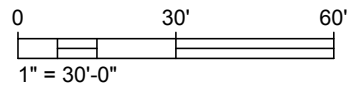
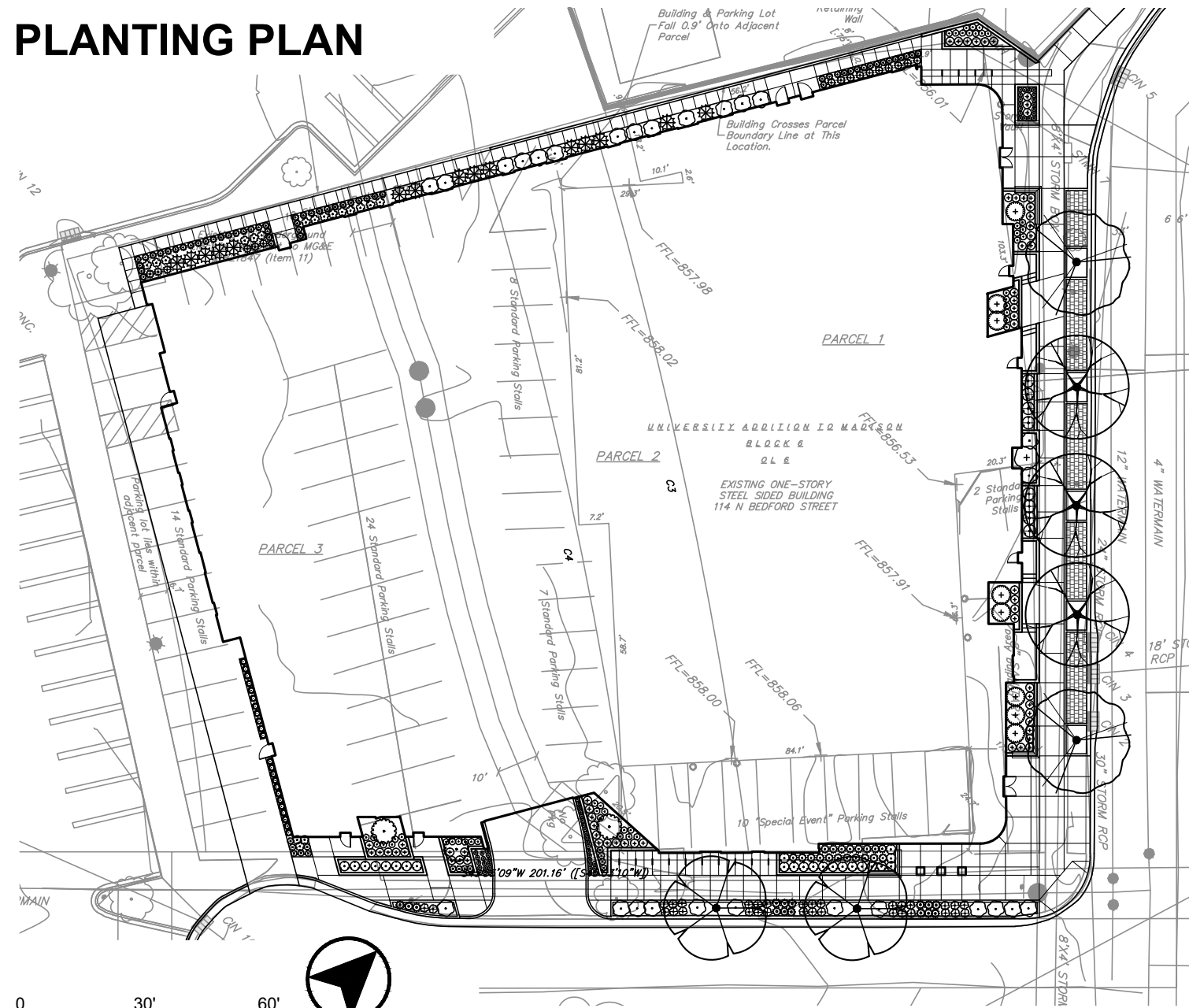
	provided	allowable
Ground Level	18'-0"	18'-0" Max, 12'-0" min
Upper Levels	10'-0"	14'-0" Max
1st Floor to Roof:	98'-0"	130'-0"






SITE PLAN 1
SCALE 1" = 30'-0"





















PLANTING PLAN



PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL NAME / COMMON NAME	QTY
	GAG	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	2
	GDE	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	3
	NHE	Ulmus 'New Horizon' / New Horizon Elm	2

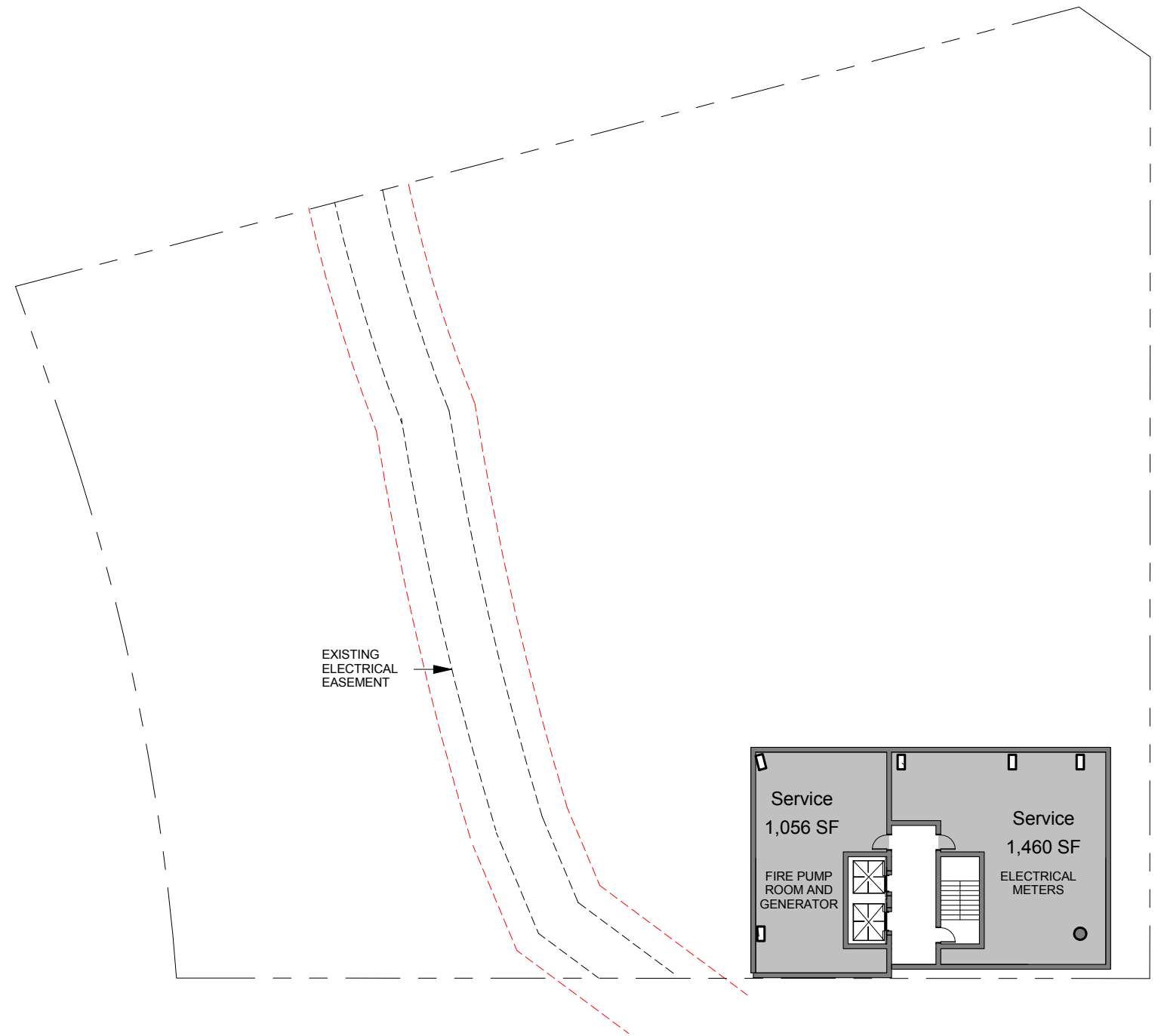
PLANT SCHEDULE

DECIDUOUS SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	QTY
	Aib	Aronia melanocarpa 'Iroquois Beauty' TM / Black Chokeberry	27
	Fma	Fothergilla gardenii 'Mt. Airy' / Dwarf Witchalder	8
	Rtb	Rhus typhina 'Baltiger' TM / Tiger Eyes Sumac	3
	Sbt	Spiraea betulifolia 'Tor' / Birchleaf Spirea	23
	Vxj	Viburnum x juddii / Judd Viburnum	1
EVERGREEN SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	QTY
	Bgg	Buxus x 'Green Gem' / Green Gem Boxwood	61
	Bgm	Buxus x 'Green Mound'	8
	Jcs	Juniper chinensis 'Spartan' / Spartan Juniper	15
HERBACEOUS PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	QTY
	chl	Chelone lyonii 'Hot Lips' / Pink Turtlehead	45
	hr	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	14
	icb	Iris sibirica 'Caesar's Brother' / Caesar's Brother Siberian Iris	32
	ls	Liriope spicata / Creeping Lily Turf	55
	pls	Perovskia atriplicifolia 'Little Spire' TM / Little Spire Russian Sage	18
ORNAMENTAL GRASSES	CODE	BOTANICAL NAME / COMMON NAME	QTY
	ckf	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	19
	pnw	Panicum virgatum 'North Wind' / Northwind Switch Grass	16
	pvs	Panicum virgatum 'Shenendoah' / Burgundy Switch Grass	15
	sbh	Schizachyrium scoparium 'Blue Heaven' / Blue Heaven Little Bluestem	23
	sa	Sesleria autumnalis / Autumn Moor Grass	56

ROOM LEGEND

 Amenity

 Service



LOWER LEVEL 1 
SCALE 1" = 30'-0"

ROOM LEGEND

- Amenity
- Parking Garage
- Service
- Townhome



1ST FLOOR PLAN 1
SCALE 1" = 30'-0"

ROOM LEGEND

- Amenity
- Parking Garage
- Service
- Townhome



MEZZANINE 1

SCALE 1" = 30'-0"

ROOM LEGEND

- 1 Bed 1 Bath
- 2 Bed 2 Bath
- 4 Bed 4 Bath
- Access
- Amenity
- Outdoor Patio
- Service
- Studio



Floor 2 Units
 Units 22
 Beds 45

FLOOR 2 1
 SCALE 1" = 30'-0"



ROOM LEGEND

- 1 Bd 1 Ba(YP)
- 1 Bed 1 Bath
- 2 Bd 2 Ba Loft(YP)
- 2 Bd 2 Ba(YP)
- 2 Bed 2 Bath
- 4 Bed 4 Bath
- Access
- Service
- Studio
- Studio(YP)

Floor 3 Units
 Units 29
 Beds 53

Floor 4 Units
 Units 26
 Beds 47



FLOOR 4 (3 SIM) 1
 SCALE 1" = 30'-0"

ROOM LEGEND

- 1 Bd 1 Ba(YP)
- 1 Bed 1 Bath
- 2 Bd 2 Ba(YP)
- 2 Bed 2 Bath
- 4 Bed 4 Bath
- Access
- Amenity
- Service
- Studio
- Studio(YP)
- Terrace



Floor 5 Units
 Units 18
 Beds 34

FLOOR 5 1
 SCALE 1" = 30'-0"



ROOM LEGEND

- 1 Bd 1 Ba(YP)
- 1 Bed 1 Bath
- 2 Bd 2 Ba(YP)
- 2 Bed 2 Bath
- 4 Bed 4 Bath
- Access
- Service
- Studio
- Studio(YP)

Floor 6 Units	
Units	23
Beds	42
Floor 7 Units	
Units	23
Beds	42
Floor 8 Units	
Units	23
Beds	42



FLOOR 6 (7-8 SIM) 1
 SCALE 1" = 30'-0"

ROOM LEGEND

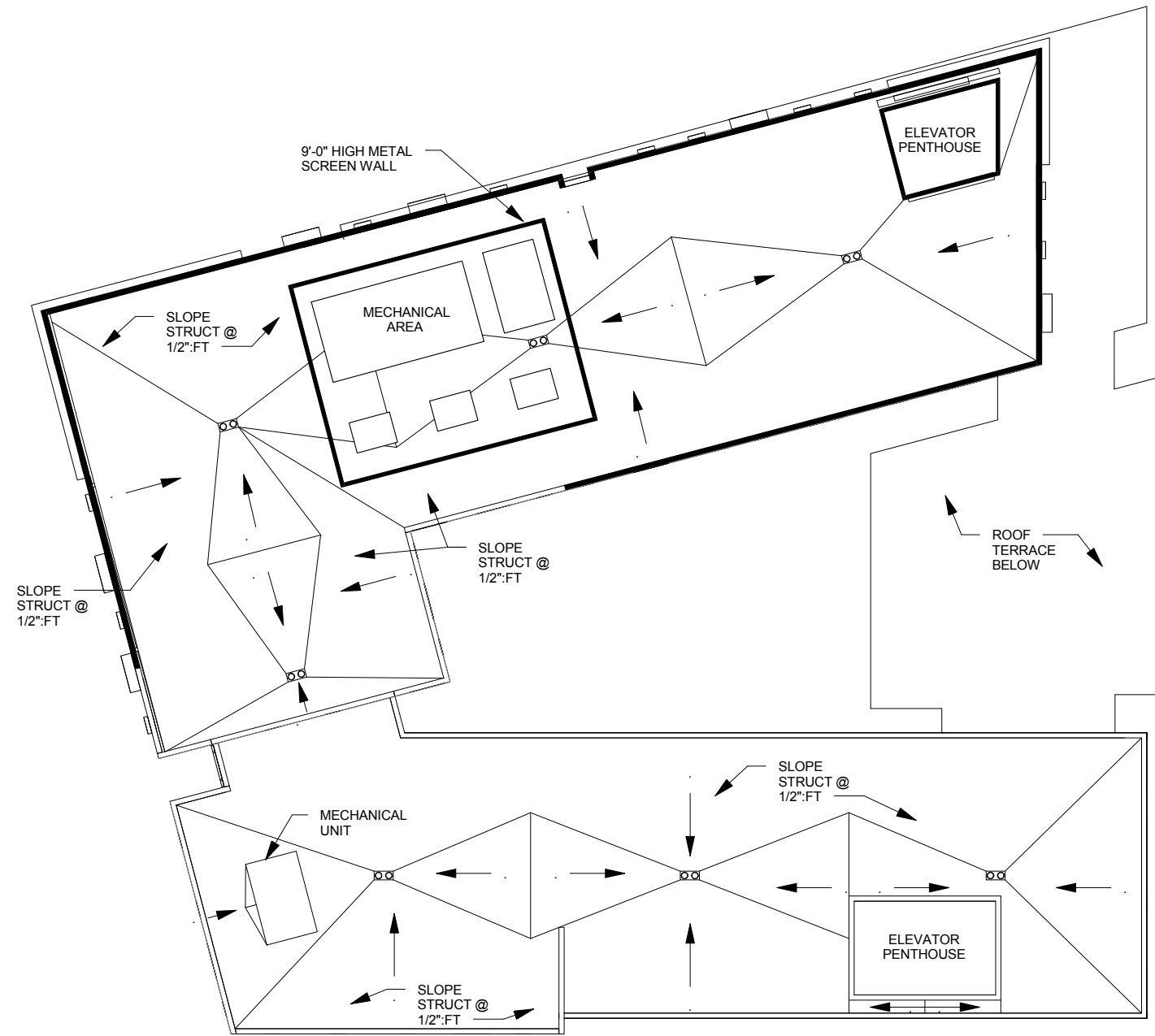
- 1 Bed 1 Bath
- 2 Bed 2 Bath
- 4 Bed 4 Bath
- Service
- Studio



Floor 9 Units
 Units 11
 Beds 22

Floor 10 Units
 Units 11
 Beds 22

FLOOR 9 (10 SIM) 1
 SCALE 1" = 30'-0"



ROOF PLAN 1 
 SCALE 1" = 30'-0"

















Glazing Percentage:

	provided	required
Ground Level		
Residential	38%	15% Min
Non-Residential	65%	50% Min
Upper Levels	32%	15% Min

- NO. DESCRIPTION
- 1 METAL PANEL - COLOR 1
- 2 MASONRY VENEER - COLOR 1
- 3 CEMENT BOARD PANEL - COLOR 1 & COLOR 2, PATTERN TBD
- 4 WOOD SIDING
- 5 ALUMINUM STOREFRONT W/ CLEAR GLASS - COLOR 1
- 6 ALUMINUM WINDOW W/ VISION GLASS OR CITY APPROVED EQUAL - COLOR 1
- 7 METAL PANEL - COLOR 2
- 13 LANDSCAPE WALLS
- 14 CANOPY
- 17 BLADE PROJECTION
- 19 TOWNHOME EXTERIOR DOOR
- 20 LOBBY ENTRANCE
- 23 IDENTIFICATION SIGNAGE ZONE



EAST ELEVATION 1
SCALE 1/16" = 1'-0"

Glazing Percentage:

	provided	required
Ground Level		
Residential	36%	15% Min
Non-Residential	50%	50% Min
Upper Levels	24%	15% Min

- NO. DESCRIPTION**
- 1 METAL PANEL - COLOR 1
 - 2 MASONRY VENEER - COLOR 1
 - 3 CEMENT BOARD PANEL - COLOR 1 & COLOR 2, PATTERN TBD
 - 4 WOOD SIDING
 - 5 ALUMINUM STOREFRONT W/ CLEAR GLASS - COLOR 1
 - 6 ALUMINUM WINDOW W/ VISION GLASS OR CITY APPROVED EQUAL - COLOR 1
 - 7 METAL PANEL - COLOR 2
 - 8 METAL MESH SCREEN
 - 10 OVERHEAD COILING DOOR
 - 13 LANDSCAPE WALLS
 - 14 CANOPY
 - 19 TOWNHOME EXTERIOR DOOR
 - 22 GARAGE & PARKING SIGNAGE ZONE



SOUTH ELEVATION 1
SCALE 1/16" = 1'-0"

NORTH



- NO. DESCRIPTION**
- 1 METAL PANEL - COLOR 1
 - 2 MASONRY VENEER - COLOR 1
 - 3 CEMENT BOARD PANEL - COLOR 1 & COLOR 2, PATTERN TBD
 - 5 ALUMINUM STOREFRONT W/ CLEAR GLASS - COLOR 1
 - 6 ALUMINUM WINDOW W/ VISION GLASS OR CITY APPROVED EQUAL - COLOR 1
 - 7 METAL PANEL - COLOR 2
 - 8 METAL MESH SCREEN
 - 11 SLIDING GATE
 - 17 BLADE PROJECTION
 - 18 EXTERIOR DOOR

T.O. ELEVATOR OVERRUN 118'-0"

ROOF PARAPET 111'-0"

FLOOR 10 98'-0"

FLOOR 9 88'-0"

FLOOR 8 78'-0"

FLOOR 7 68'-0"

FLOOR 6 58'-0"

FLOOR 5 48'-0"

FLOOR 4 38'-0"

FLOOR 3 28'-0"

FLOOR 2 18'-0"

MEZZANINE 9'-0"

FLOOR 1 0"

Glazing Percentage:

	5	2	18	18	8	6	11	18
Upper Levels	provided	required						
	19%	15% Min						

NORTH ELEVATION 1

SCALE 1/16" = 1'-0"

NORTH



Glazing Percentage:

Upper Levels	provided 23%	required 15% Min
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NO.	DESCRIPTION
1	METAL PANEL - COLOR 1
2	MASONRY VENEER - COLOR 1
3	CEMENT BOARD PANEL - COLOR 1 & COLOR 2, PATTERN TBD
4	WOOD SIDING
5	ALUMINUM STOREFRONT W/ CLEAR GLASS - COLOR 1
6	ALUMINUM WINDOW W/ VISION GLASS OR CITY APPROVED EQUAL - COLOR 1
7	METAL PANEL - COLOR 2
8	METAL MESH SCREEN
10	OVERHEAD COILING DOOR
14	CANOPY
17	BLADE PROJECTION
18	EXTERIOR DOOR
19	TOWNHOME EXTERIOR DOOR

WEST ELEVATION 1
SCALE 1/16" = 1'-0"