



Location  
125 North Bedford Street

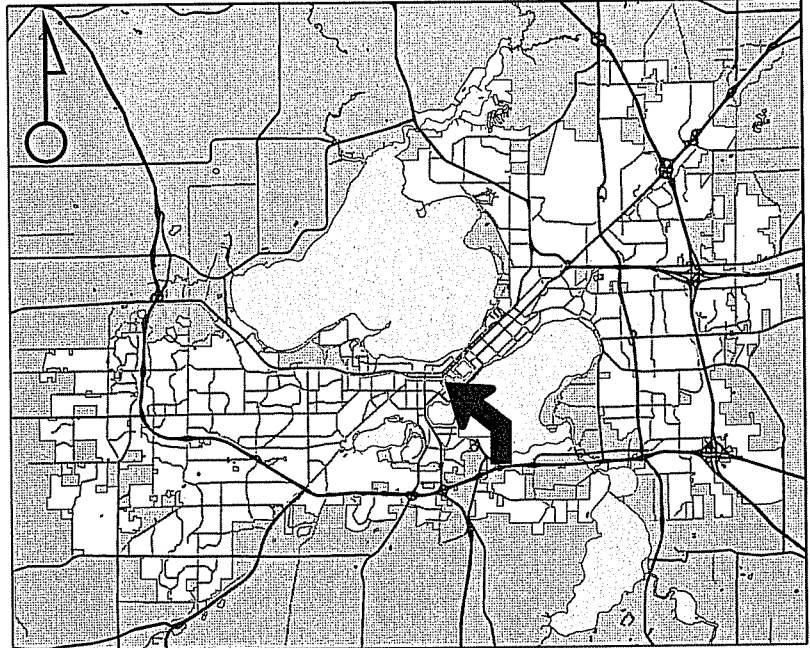
Applicant  
Todd Meinholz

From: R6                      To: PUD-GDP-SIP

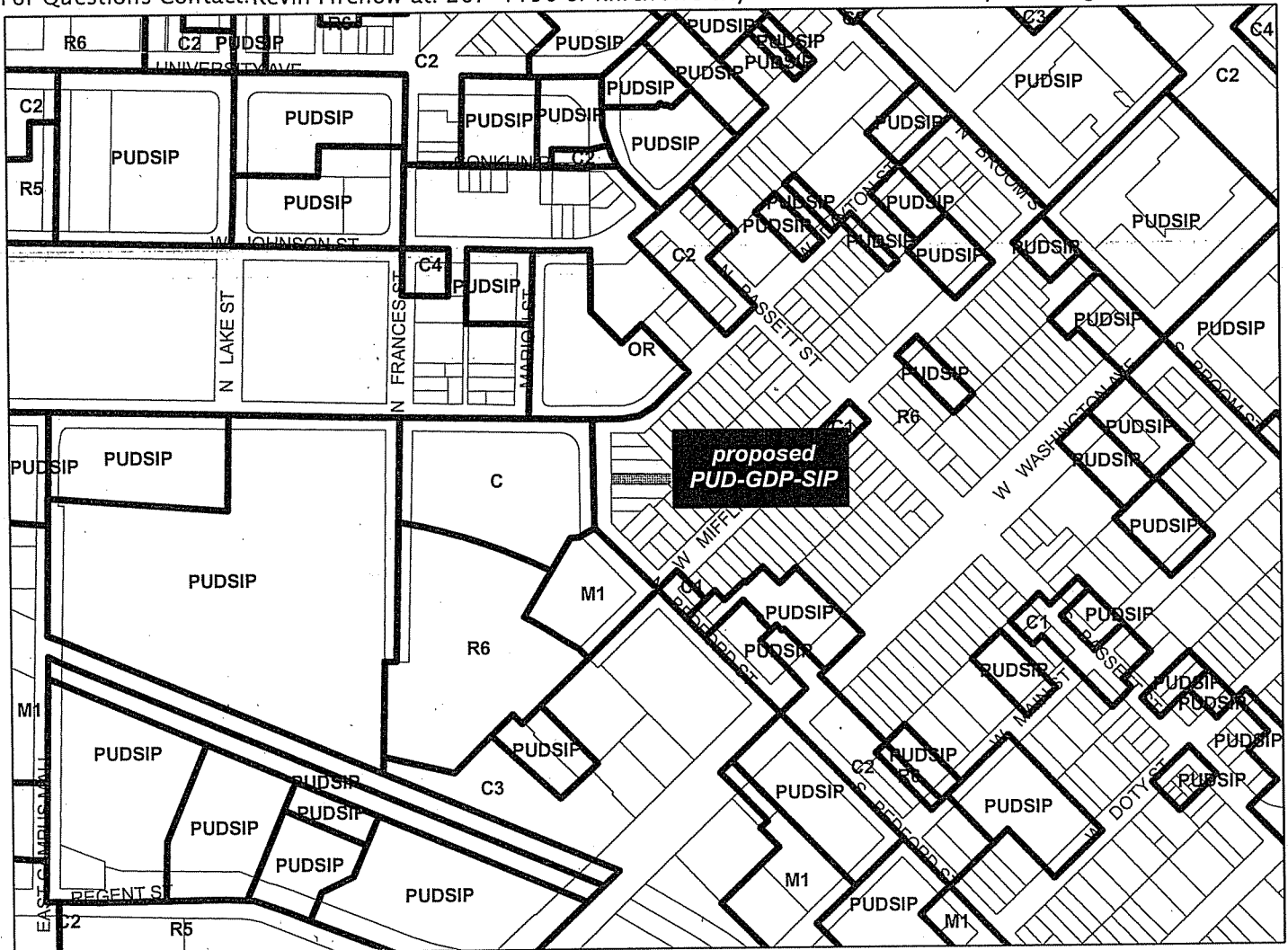
Existing Use  
Single-family residence

Proposed Use  
Demolish single-family residence to  
construct eight-unit apartment building

Public Hearing Date  
Plan Commission  
01 October 2012  
Common Council  
16 October 2012

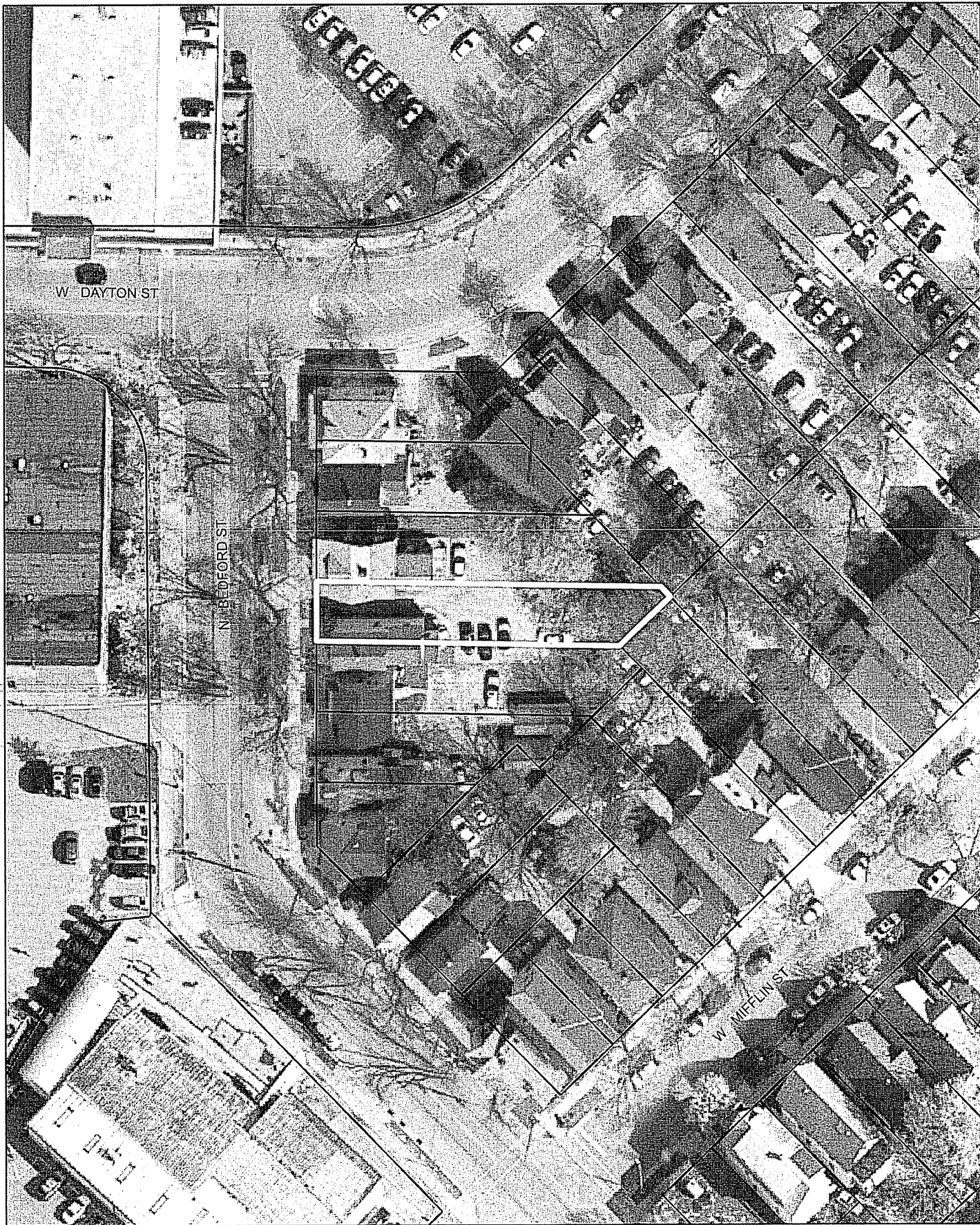


For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date 17 September 2012





# 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 except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- 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](http://www.cityofmadison.com/planning/plan.html)
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>\$1250</u> Receipt No. <u>134162</u>
Date Received	<u>7/30/12</u>
Received By	<u>PDA.</u>
Parcel No.	<u>0709-231-2420-3</u>
Aldermanic District	<u>A VERVEER</u>
GQ	<u>-</u>
Zoning District	<u>R-6</u>
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input checked="" type="checkbox"/>
Alder Notification	Waiver <input checked="" type="checkbox"/>
Ngbrhd. Assn Not.	Waiver <input checked="" type="checkbox"/>
Date Sign Issued	

**1. Project Address:** 125 NORTH BEDFORD STREET **Project Area in Acres:** 0.12  
**Project Title (if any):** 125 NORTH BEDFORD STREET APARTMENTS

**2. This is an application for:**

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> <b>Rezoning to or Amendment of a PUD or PCD District:</b> <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input checked="" type="checkbox"/> Ex. Zoning: <u>R6</u> to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan	
<input type="checkbox"/> <b>Conditional Use</b>	<input checked="" type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests (Specify):</b> _____

**3. Applicant, Agent & Property Owner Information:**

Applicant's Name: TODD MEINHOLZ Company: 513-517 W DAYTON ST LLC  
 Street Address: 3229 MOUND VIEW ROAD City/State: VERONA, WI Zip: 53593  
 Telephone: (608) 358-2269 Fax: ( ) Email: madison.campus.rentals@gmail.com

Project Contact Person: TODD MEINHOLZ Company: 513-517 W DAYTON ST LLC  
 Street Address: 3229 MOUND VIEW ROAD City/State: VERONA, WI Zip: 53593  
 Telephone: (608) 358-2269 Fax: ( ) Email: madison.campus.rentals@gmail.com

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

**4. Project Information:**

Provide a brief description of the project and all proposed uses of the site: \_\_\_\_\_  
4 STORY, 8 UNIT APARTMENT BUILDING

Development Schedule: Commencement JANUARY 2013 Completion AUGUST 2013

**5. Required Submittals:**

**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:

- **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

**Letter of Intent (12 copies):** describing this application in detail including, but not limited to: 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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.

**Filing Fee:** \$ 1,250 See the fee schedule on the application cover page. 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 (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

**In Addition, The Following Items May Also Be Required With Your Application:**

- For any applications proposing demolition or removal of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.

**Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

**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 COMPREHENSIVE Plan, which recommends: RESIDENTIAL for this property.

**Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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:

ALDER MICHAEL VERVEER, MAY 25, 2012. WEST MIFFLIN NEIGHBORHOOD ASSOCIATION, MAY 16, 2012.

NOTE: 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 and Planning Division staff; note staff persons and date.

Planning Staff: KEVIN FIRCHOW Date: 3/2012 Zoning Staff: \_\_\_\_\_ Date: \_\_\_\_\_

**Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

**The signer attests that this form is accurately completed and all required materials are submitted:**

Printed Name TODD MEINHOLZ Date 7/30/2012

Signature [Signature] Relation to Property Owner \_\_\_\_\_

Authorizing Signature of Property Owner [Signature] Date 7/30/2012

Effective May 1, 2009

July 30, 2012

Madison Plan Commission  
215 Martin Luther King, Jr Blvd; Rm LL-100  
Madison, WI 53701-2985

RE: 125 N Bedford St

Dear Commission Members:

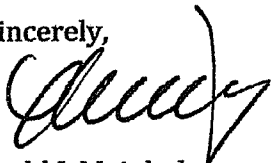
The property located at 125 N Bedford St consists of a 4-bedroom single family home that has reached the end of its useful life. The property at 125 N Bedford St has been specifically identified in the Draft Madison Downtown Plan as having an obsolete building and/or an underutilized site. The proposed project shall demolish the existing structure and replace it with a 4 story, 8-unit, residential apartment building intended to house University of Wisconsin students. The new project shall include 24 covered bicycle stalls, and an additional 5 moped stalls. In addition, each unit will have it's own deck/balcony. The apartment rents shall be market rate, with a monthly rate averaging approximately \$600 per bedroom.

The lot area is 5,181 sq ft, or 0.12 acres. The proposed footprint is 2,276 sq ft and the gross square footage is 9,664 sq ft. The building shall be of quality materials with fiber cement siding. All ceilings shall be 9 feet in height.

The project is to be constructed by 513-517 W Dayton St LLC, which is owned and operated by Todd J. Meinholz. Mr. Meinholz shall personally manage the property upon completion and currently owns and manages 6 properties in the immediate area, with locations on the 500 block of W Dayton St and the 0 block of N Bassett St. Mr. Meinholz has been a campus area owner and manager for over 10 years. The architect is David Ferch. The proposed construction schedule is Jan/Feb 2013 with a completion date of August 2013.

We look forward to building a solid project that we feel will provide a nice addition to the neighborhood and it's housing stock. We also feel that it will provide it's future occupants with enjoyment and a high quality of life for decades to come.

Sincerely,



Todd J. Meinholz  
513-517 W Dayton St LLC

**Legal Description:** Part of Lots 1, 2 and 3 Block 34, in the CITY OF MADISON, Dane County, Wisconsin, according to the Pritchette Plat thereof described as follows: Commencing at a point on the East line of Bedford Street, 99 feet Southerly from point where East line of Bedford Street intersects South line of West Dayton Street; thence Easterly parallel with South line of West Dayton Street, 157.7 feet to Intersect line between Lots 3 and 4, said block; thence Southeasterly along said line between Lots 3 and 4, 11.6 feet to North corner of Lot 16, said block; thence Southwesterly on Southeast line of Lot 3, 35 feet; thence West parallel with south line of West Dayton Street, 140.4 feet to Intersect East line of Bedford Street; thence North along East line of Bedford Street, 33 feet to beginning.

**A. Statement of Purpose:** This zoning district is established to allow for the building of a 4-story residential apartment building. The building will consist of 8 units, 2 per floor, and shall include 24 bicycle stalls and 5 moped stalls as shown on the approved plans.

**B. Permitted Uses:**

1. Those that are stated as permitted uses in the R6 zoning district.
2. Uses accessory to permitted uses as listed above.
3. Other uses listed here.

**C. Lot Area:** 5,134 Square Feet or 0.12 Acres

**D. Building Height:** The maximum building height shall be as shown on the approved plans.

**E. Yard Requirements:** Yard areas will be provided as shown on the approved plans.

**F. Landscaping:** Site landscaping will be provided as shown on the approved plans.

**G. Accessory Off-Street Parking & Loading:** Accessory Off-Street Parking & Loading will be provided as shown on the approved plans. No residential parking permits will be issued for 125 West Bedford Street. The applicant shall inform all tenants of this in their apartment leases.

**H. Lighting:** Site lighting will be provided as shown on the approved plans.

**I. Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R6 district, or signage will be provided as shown on the approved plans.

**J. Family Definition:** The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R6 zoning district.

**K. Alterations and Revisions:** No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.