

**EXISTING SITE CONDITIONS**

Address/Existing Use	114 North Bedford St Negus Container Co Corrugated Boxes Commercial (14,277 square feet)
Aldermanic District	District 4, Ward 40 Alder Mike Verveer
Neighborhood Association	Capitol Neighborhood, Inc.- Mifflin West
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	West Rail District Mixed Use
Comp. Plan Designation Development Schedule	West Rail District April 2015 Construction Start 14-16 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 Washington Ave**  
U-Haul  
65,340 square feet



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

