

**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.

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

RE: 125 N Bedford St

Dear Commission Members:

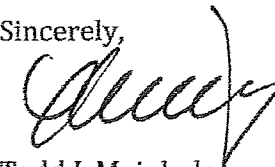
The property located at 125 N Bedford St consists of a 4-bedroom single family home that has reached the end of its useful life. The property at 125 N Bedford St has been specifically identified in the Draft Madison Downtown Plan as having an obsolete building and/or an underutilized site. The proposed 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.

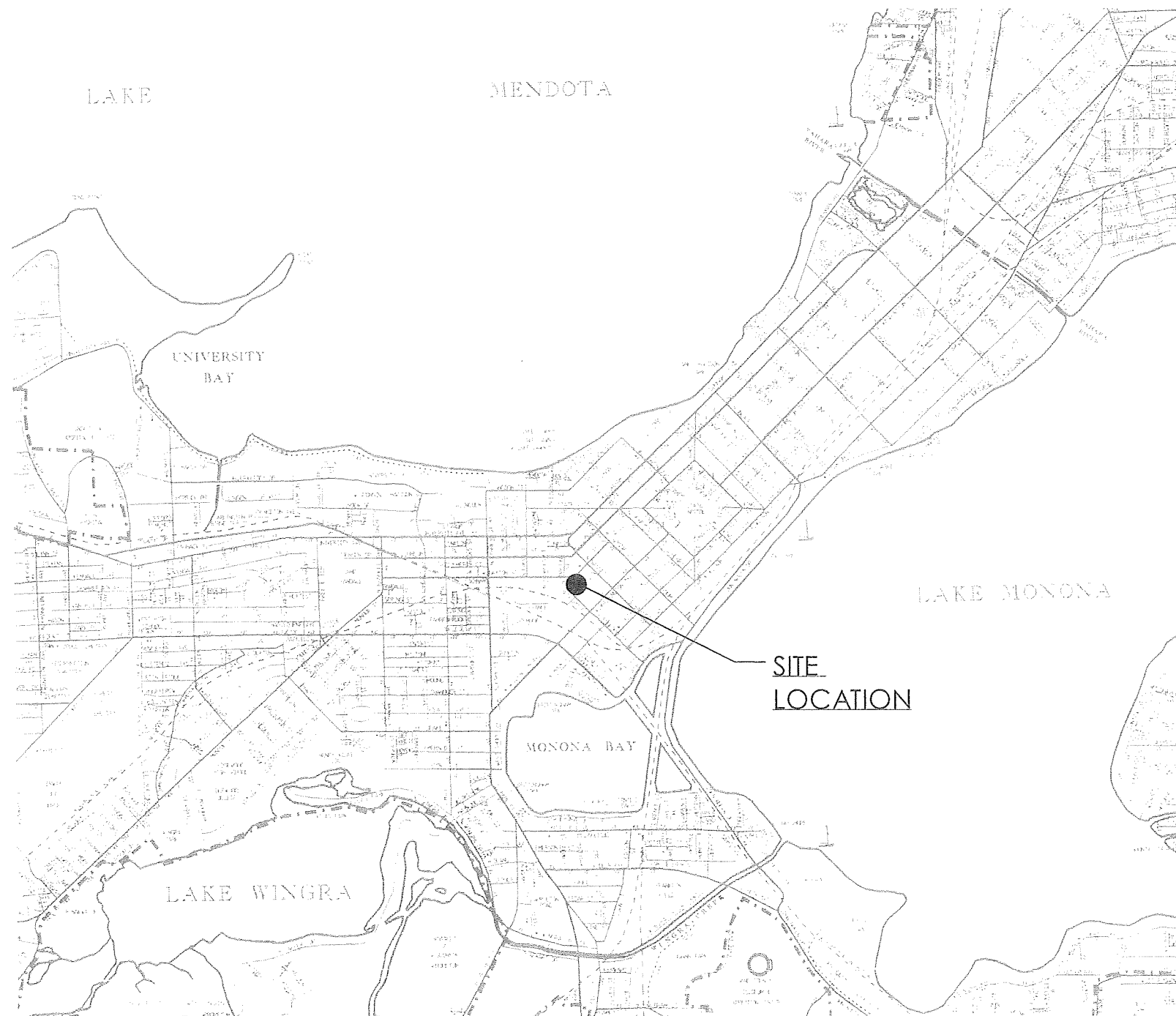
The project is to be constructed by 513-517 W Dayton St LLC, which is owned and operated by Todd J. Meinholz. Mr. Meinholz shall personally manage the property upon completion and currently owns and manages 6 properties in the immediate area, with locations on the 500 block of W Dayton St and the 0 block 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



 **SITE MAP**

**SITE STATISTICS**

SITE ACREAGE: 5,134 sq. ft. (0.12 acres)

**BUILDING AREA:**  
 BUILDING FOOTPRINT: 2,296 sq. ft. 44.7%  
 PAVEMENT: 1,908 sq. ft. 37.2%  
 PERVIOUS AREA: 930 sq. ft. 18.1%

**USEABLE OPEN SPACE REQ'D BY DR2:**  
 23 BEDROOMS (20 SQ. FT.) = 460 sq. ft.

**USEABLE OPEN SPACE PROVIDED:**  
 YARD SPACE: 830 sq. ft.  
 BALCONY SPACE: 162 sq. ft.

**PARKING PROVIDED:** NONE

**PARKING REQUIRED:** NONE

**BICYCLE PARKING:**  
 COVERED STACKED STALLS: 24

**MOPED PARKING:**  
 EXTERIOR STALLS: 5

**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:  
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**BUILDING**

NUMBER OF STORIES (ABOVE GRADE): 4  
 BUILDING HEIGHT: 53'-6"  
 COMM. CONSTRCTION TYPE: 5A,  
 AUTOMATIC SPRINKER SYSTEM PER NFPA 13

**BUILDING AREA:**  
 BSMT: 251 sq. ft.  
 1ST: 2,296 sq. ft.  
 2ND: 2,317 sq. ft.  
 3RD: 2,317 sq. ft.  
 4TH: 2,317 sq. ft.  
 TOTAL: 9,498 sq. ft.

**APARTMENT UNIT COUNT**

FLOOR	2BR	3BR	TOTAL
1ST	1	1	2
2ND		2	2
3RD		2	2
4TH		2	2
TOTAL	1	7	8

(23 TOTAL BEDROOMS)

**PUD/SIP SUBMITTAL**

**SHEET INDEX**

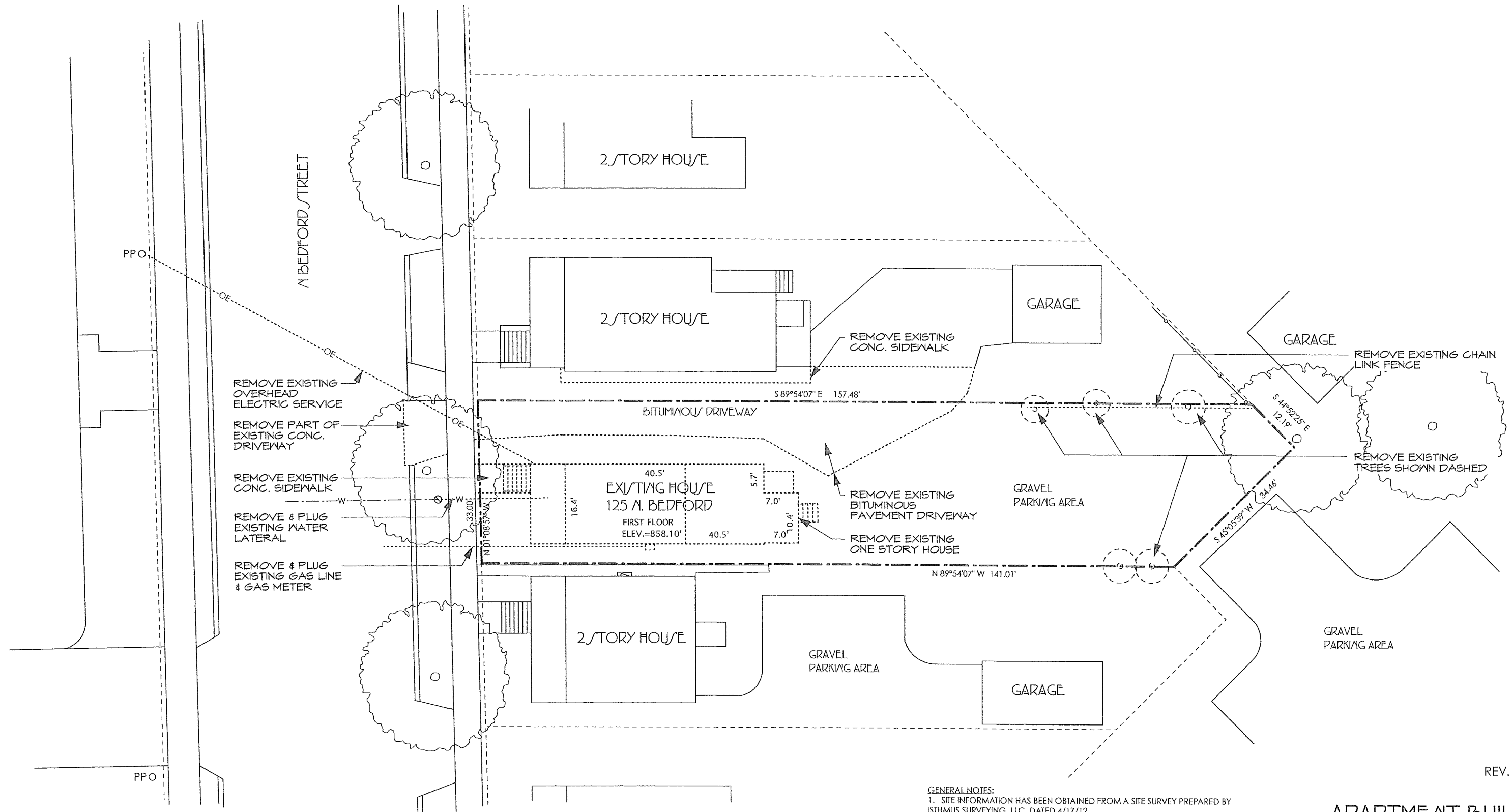
- 1 COVER SHEET / LOCATION MAP
- 2 SITE DEMOLITION PLAN
- 3 SITE PLAN
- 4 GRADING & UTILITY PLAN
- 5 LANDSCAPE PLAN
- 6 BASEMENT PLAN
- 7 1ST FLOOR PLAN
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- 13 PERSPECTIVE SKETCH
- 14 SITE PHOTOS

REV. 10/5/12

9/26/12

**APARTMENT BUILDING**  
 125 Bedford Street, Madison WI 53703

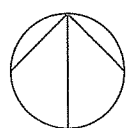
FERCH ARCHITECTURE  
 2704 GREGORY STREET, MADISON WI  
 608-238-6900



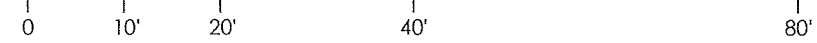
N BEDFORD STREET

PPO

PPO



# SITE DEMOLITION PLAN

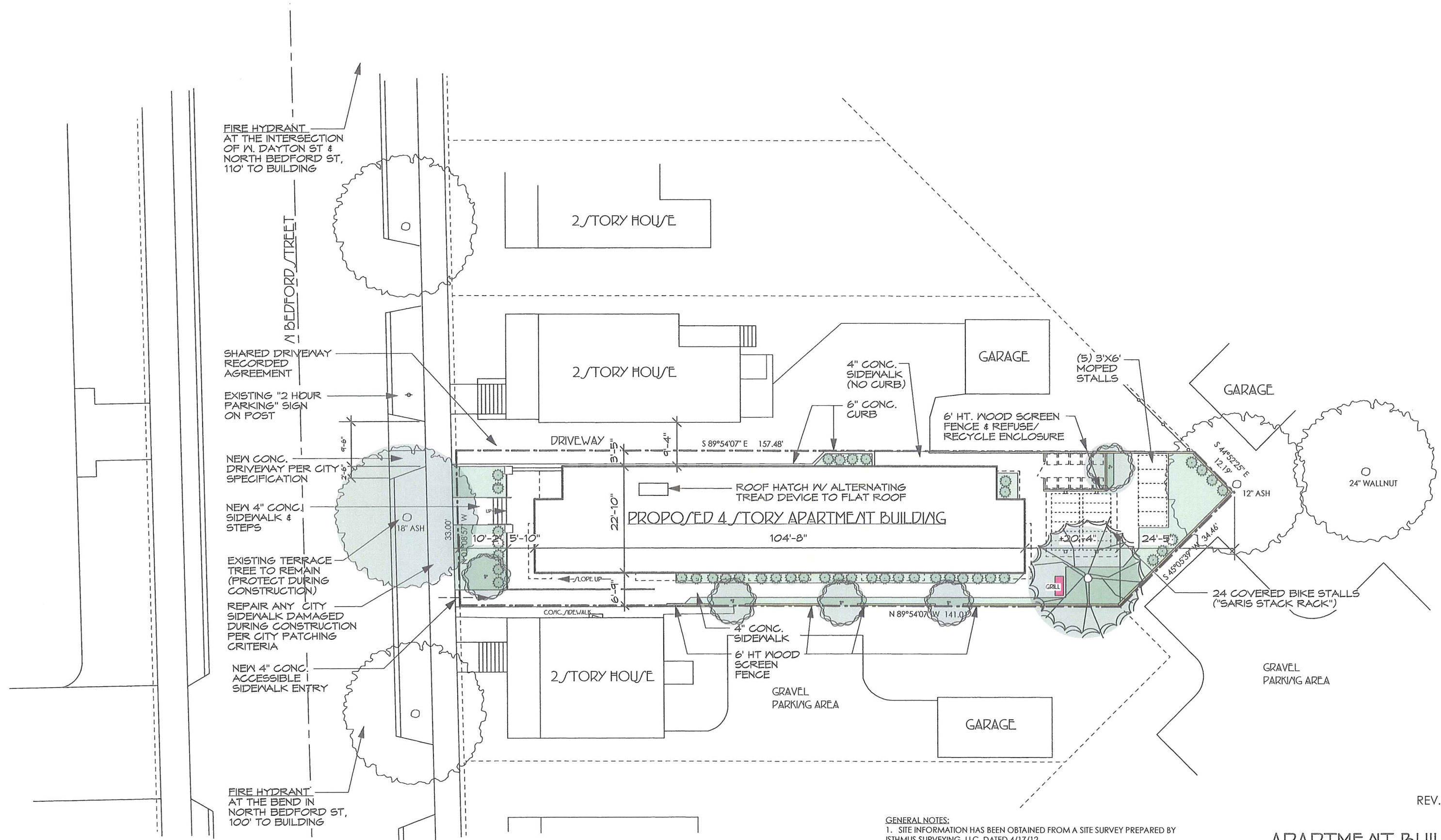


- GENERAL NOTES:**
1. SITE INFORMATION HAS BEEN OBTAINED FROM A SITE SURVEY PREPARED BY ISTHMUS SURVEYING, LLC, DATED 4/17/12.
  2. THE GENERAL CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO THE START OF ANY EXCAVATION WORK. REPORT ANY AND ALL DISCREPANCIES OF THE ARCHITECT. CONTACT DIGGERS HOTLINE, 800 242-8511.
  3. SEE GRADING & UTILITY PLAN FOR ADDITIONAL INFORMATION.

REV. 10/5/12  
9/26/12

**APARTMENT BUILDING**  
125 Bedford Street, Madison WI 53703

FERCH ARCHITECTURE  
2704 GREGORY STREET, MADISON WI  
608-238-6900



FIRE HYDRANT  
AT THE INTERSECTION  
OF N. DAYTON ST &  
NORTH BEDFORD ST,  
110' TO BUILDING

N BEDFORD STREET

2 STORY HOUSE

2 STORY HOUSE

GARAGE

GARAGE

SHARED DRIVEWAY  
RECORDED  
AGREEMENT

EXISTING "2 HOUR  
PARKING" SIGN  
ON POST

NEW CONC.  
DRIVEWAY PER CITY  
SPECIFICATION

NEW 4" CONC.  
SIDEWALK &  
STEPS

EXISTING TERRACE  
TREE TO REMAIN  
(PROTECT DURING  
CONSTRUCTION)

REPAIR ANY CITY  
SIDEWALK DAMAGED  
DURING CONSTRUCTION  
PER CITY PATCHING  
CRITERIA

NEW 4" CONC.  
ACCESSIBLE  
SIDEWALK ENTRY

FIRE HYDRANT  
AT THE BEND IN  
NORTH BEDFORD ST,  
100' TO BUILDING

DRIVEWAY

ROOF HATCH W/ ALTERNATING  
TREAD DEVICE TO FLAT ROOF

PROPOSED 4 STORY APARTMENT BUILDING

4" CONC.  
SIDEWALK  
(NO CURB)

6" CONC.  
CURB

6' HT. WOOD SCREEN  
FENCE & REFUSE/  
RECYCLE ENCLOSURE

(5) 3'X6'  
MOPED  
STALLS

CONC. SIDEWALK

4" CONC.  
SIDEWALK  
6' HT WOOD  
SCREEN  
FENCE

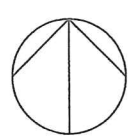
GRAVEL  
PARKING AREA

GARAGE

24 COVERED BIKE STALLS  
("SARIS STACK RACK")

GRAVEL  
PARKING AREA

24" WALNUT



SITE PLAN



GENERAL NOTES:












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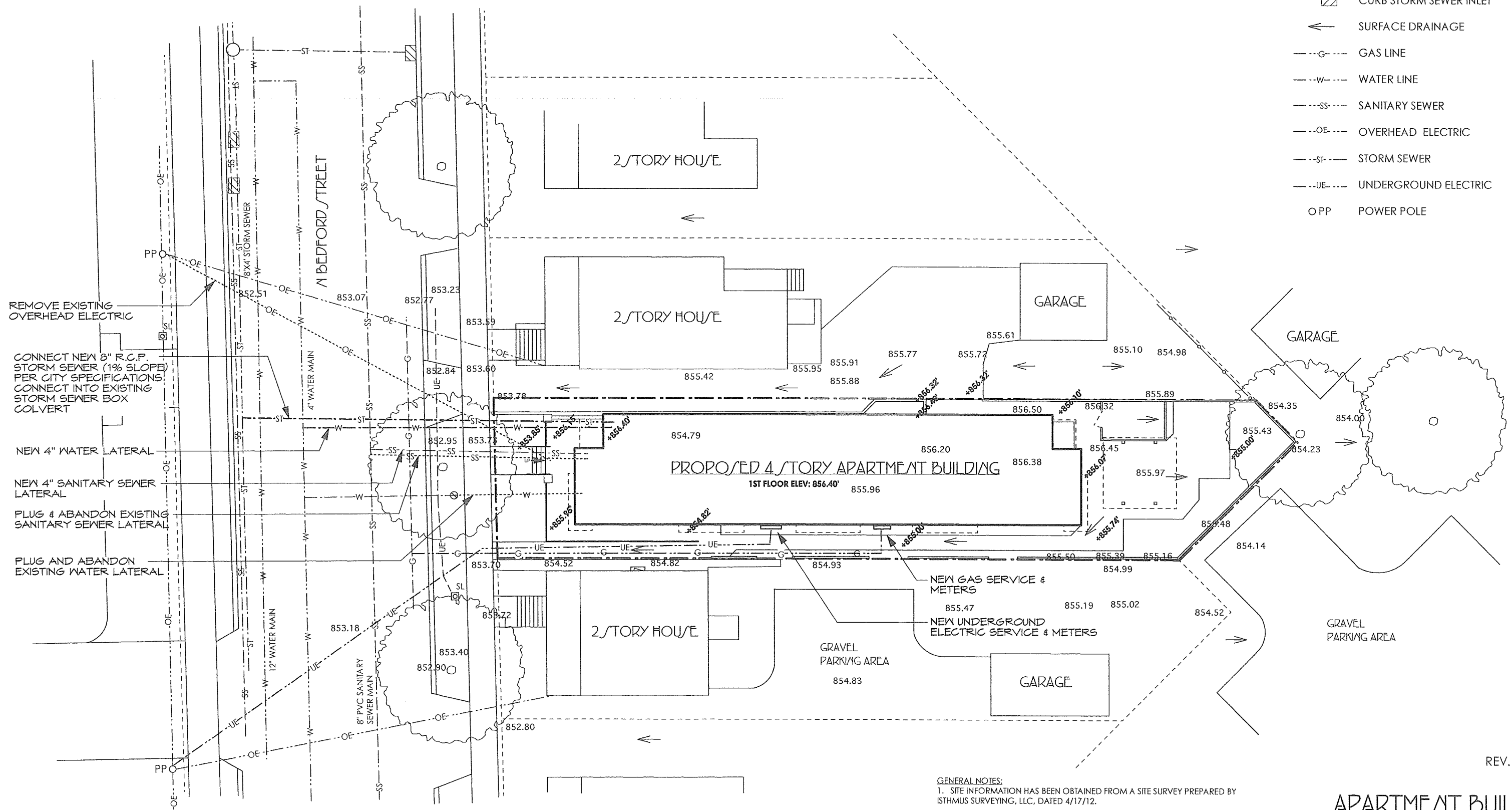
REV. 10/5/12  
9/26/12

APARTMENT BUILDING  
125 Bedford Street, Madison WI 53703

FERCH ARCHITECTURE  
2704 GREGORY STREET, MADISON WI  
608-238-6900

**SITE LEGEND:**

- 100.00 EXISTING SPOT ELEVATIONS
-  NEW SPOT ELEVATIONS
-  STREET LIGHT POLE
-  CURB STORM SEWER INLET
-  SURFACE DRAINAGE
-  GAS LINE
-  WATER LINE
-  SANITARY SEWER
-  OVERHEAD ELECTRIC
-  STORM SEWER
-  UNDERGROUND ELECTRIC
-  POWER POLE



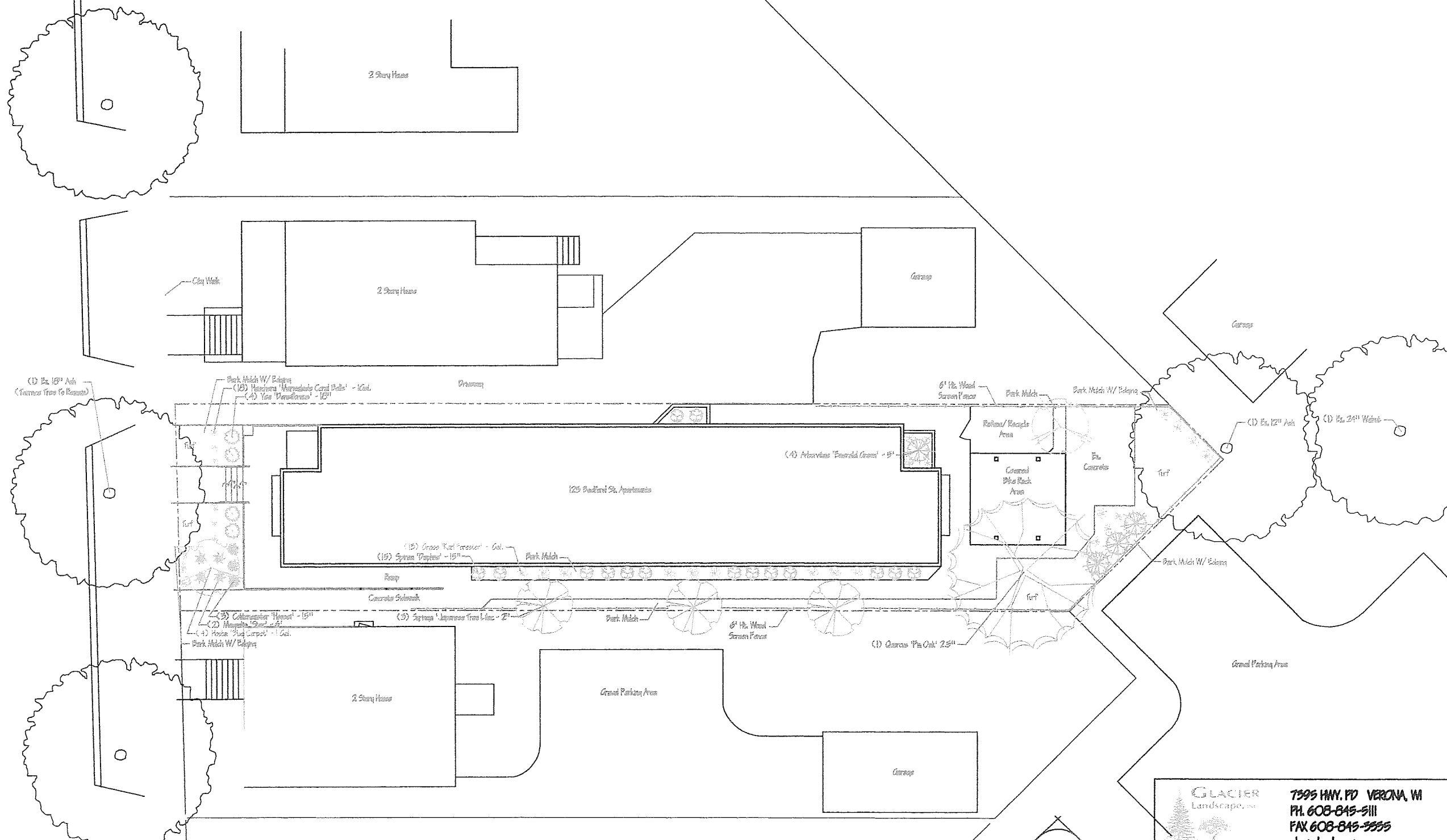
**GRADING & UTILITY PLAN**

0 10' 20' 40' 80'

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- ELEVATIONS ARE BASED ON NAVD 88 DATUM. SITE BENCHMARK IS EASTERLY MOST PROPERTY CORNER-TOP OF SOLID IRON ROD ELEV. 854.32'

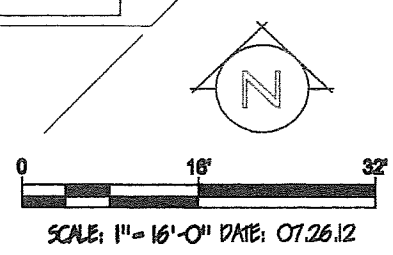
N BEDFORD STREET

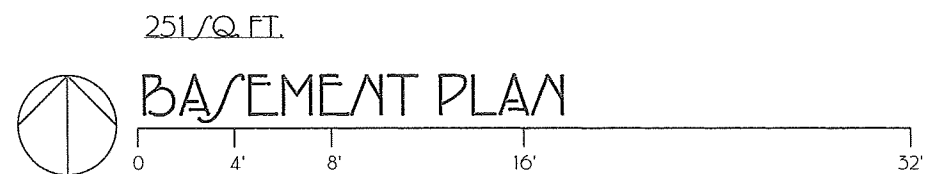
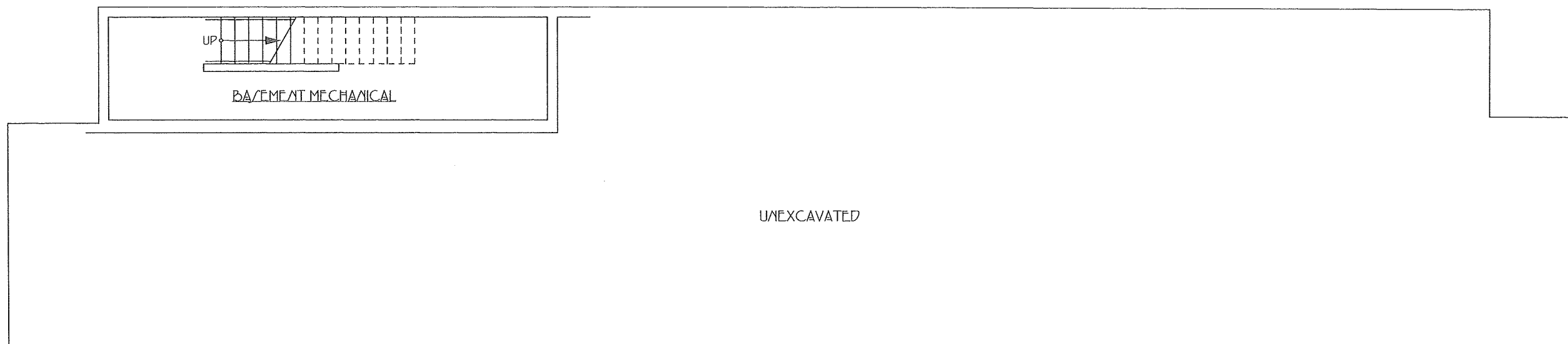


GLACIER  
Landscape, Inc.  
7995 HWY. PD VERONA, WI  
PH. 608-845-5111  
FAX 608-845-9555  
glacierlandscapeinc.com

A LANDSCAPE PLAN FOR:  
125 BEDFORD STREET APARTMENTS  
MADISON, WI 53703

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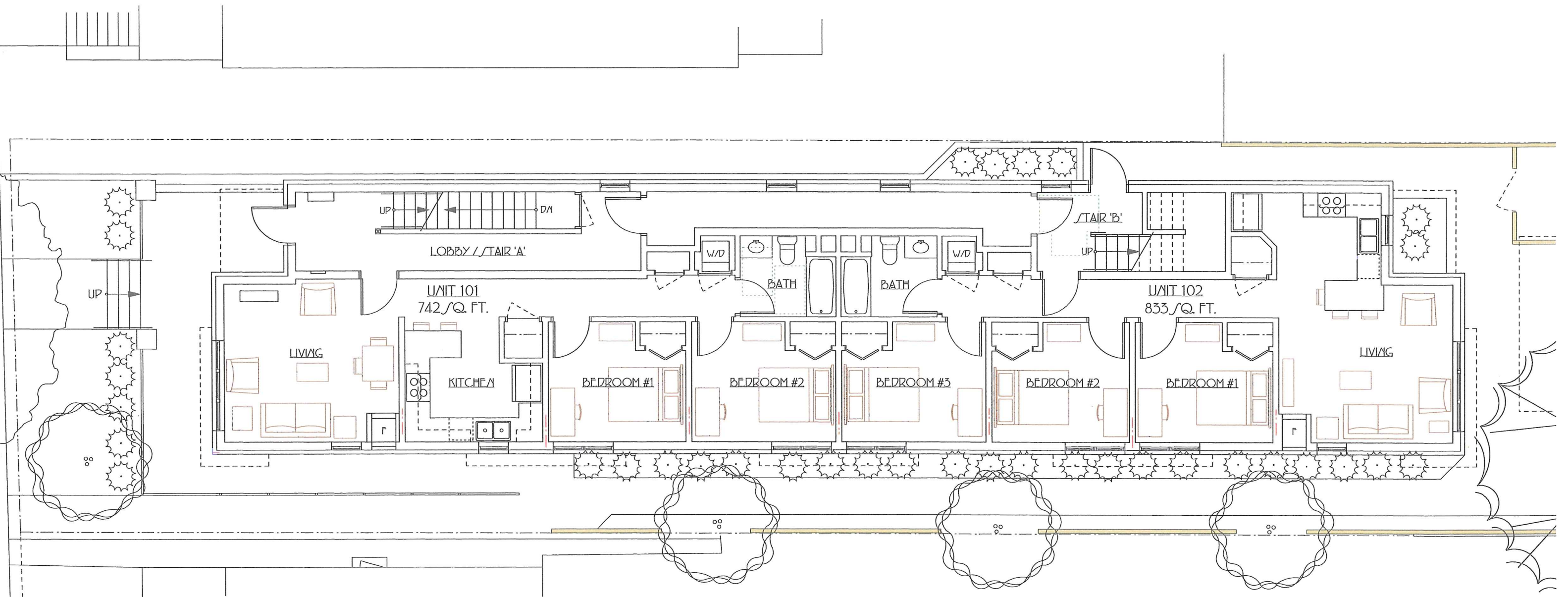




REV. 10/5/12  
 REV. 9/26/12  
 REV. 9/19/12  
 7/30/12

**APARTMENT BUILDING**  
 125 Bedford Street, Madison WI 53703

FERCH ARCHITECTURE  
 2704 GREGORY STREET, MADISON WI  
 608-238-6900



2,296 /Q. FT.



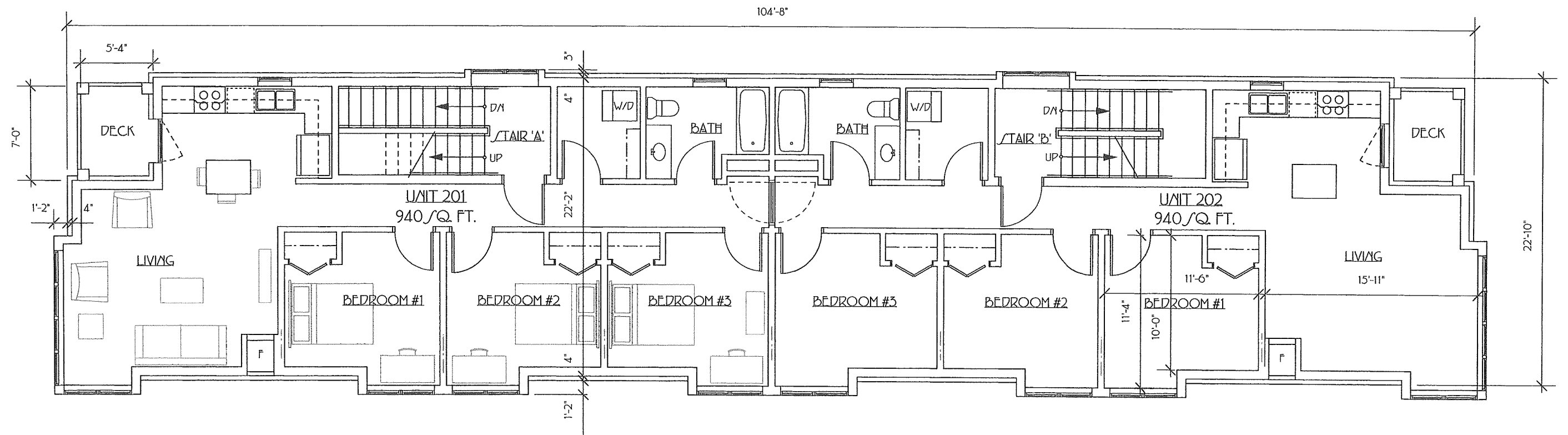
1<sup>ST</sup> FLOOR PLAN

REV. 10/5/12  
 REV. 9/26/12  
 REV. 9/19/12  
 7/30/12

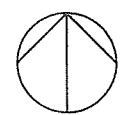
APARTMENT BUILDING  
 125 Bedford Street, Madison WI 53703

FERCH ARCHITECTURE  
 2704 GREGORY STREET, MADISON WI  
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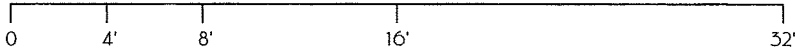




2,317 / Q. FT.



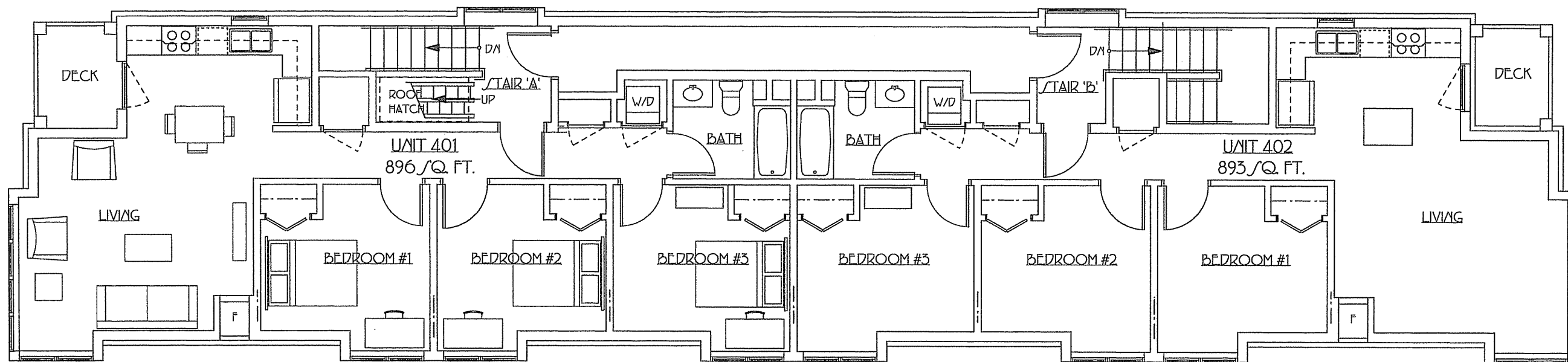
## 2ND & 3RD FLOOR PLAN



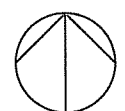
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 REV. 9/26/12 /12  
 REV. 9/19/12 /12  
 7/30/12 /12

APARTMENT BUILDING  
 125 Bedford Street, Madison WI 53703

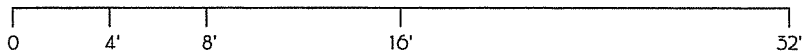
FERCH ARCHITECTURE  
 2704 GREGORY STREET, MADISON WI  
 608-238-6900



2,317 / Q. FT.



4TH FLOOR PLAN



REV. 10/5/12  
 REV. 9/26/12  
 REV. 9/19/12  
 7/30/12

**APARTMENT BUILDING**  
 125 Bedford Street, Madison WI 53703  
 FERCH ARCHITECTURE  
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REV. 10/5/12  
 REV. 9/26/12  
 REV. 9/19/12  
 7/30/12

APARTMENT BUILDING  
 125 Bedford Street, Madison WI 53703  
 FERCH ARCHITECTURE  
 2704 GREGORY STREET, MADISON WI  
 608-238-6900



DOUBLE HUNG & FIXED VINYL WINDOWS

COMPOSIT PANEL & TRIM  
BOARDS PAINTED  
PREFINISHED MTL  
FLASHING  
PREFINISHED HORIZONTAL  
COMPOSITE SIDING (6" LAP)

ARCHITECTURAL LOUVER  
OVER MAGIC PAK HVAC UNIT  
(TYPICAL)

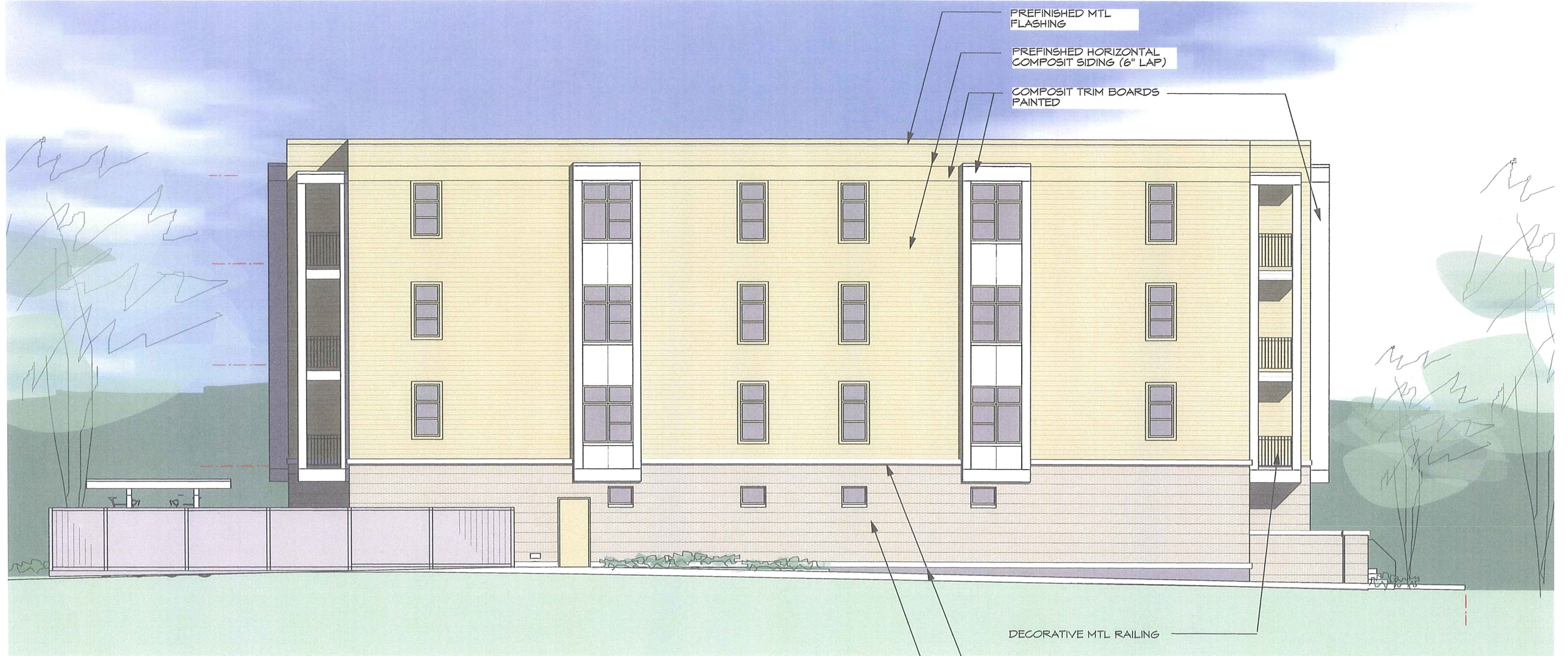
PRECAST CONC. BANDS  
12" HT. X 24" L. COLORED CMU  
SYNTHETIC STUCCO

SOUTH SIDE ELEVATION

REV. 10/5/12  
REV. 9/26/12  
REV. 9/19/12  
7/30/12

APARTMENT BUILDING  
125 Bedford Street, Madison WI 53703

FERCH ARCHITECTURE  
2704 GREGORY STREET, MADISON WI  
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PREFINISHED MTL FLASHING

PREFINISHED HORIZONTAL COMPOSIT SIDING (6" LAP)

COMPOSIT TRIM BOARDS PAINTED

DECORATIVE MTL RAILING

PRECAST CONC. BANDS

12" HT. X 24" L. COLORED CMU

NORTH SIDE ELEVATION

REV. 10/5/12  
 REV. 9/26/12  
 REV. 9/19/12  
 7/30/12

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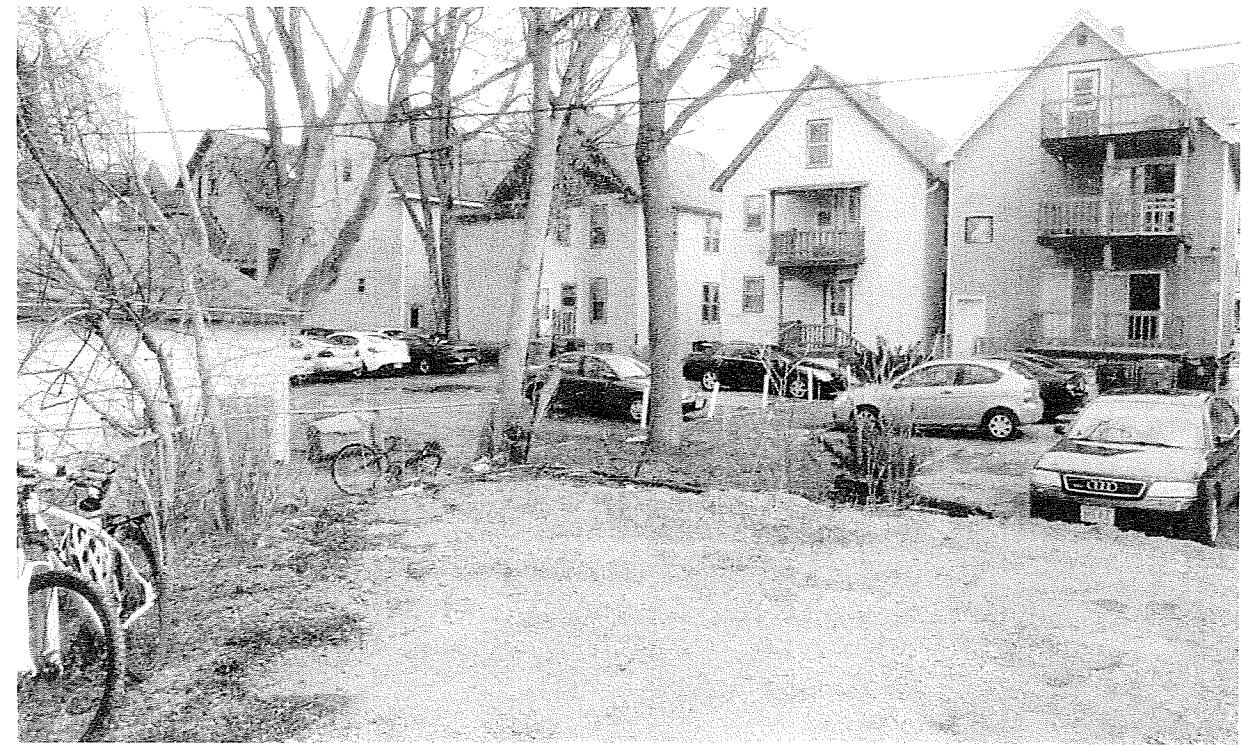
THE EXISTING HOUSE



NORTH BEDFORD STREET



THE BACK YARD LOOKING BACK AT THE EXISTING HOUSE



THE REAR CORNER OF THE PROPERTY

REV. 10/5/12  
9/26/12

# APARTMENT BUILDING

125 Bedford Street, Madison WI 53703

FERCH ARCHITECTURE  
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