

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # 27814

DATE SUBMITTED: 7.30.12 Action Requested
 Informational Presentation
 Initial Approval and/or Recommendation
UDC MEETING DATE: 8.8.12 Final Approval and/or Recommendation

PLEASE PRINT!

PROJECT ADDRESS: 125 BEDFORD STREET

ALDERMANIC DISTRICT: 4

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
TODD MEINHOLZ DAVID FERCH
513-517 W DAYTON ST LLC FERCH ARCHITECTURE

CONTACT PERSON: DAVID FERCH
Address: 2704 GREGORY ST
MADISON, WI 53711
Phone: 608-238-6900
Fax: _____
E-mail address: dferch@it4.com



TYPE OF PROJECT:
(See Section A for:)

- Planned Unit Development (PUD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

PLEASE PRINT!



LAKE

MENDOTA

LAKE MONONA

SITE
LOCATION

LAKE WINGRA

MONONA BAY



SITE MAP

SITE STATISTICS

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

BUILDING AREA:

BUILDING FOOTPRINT: 2,276 sq. ft. 44.3%
 PAVEMENT: 1,898sq. ft. 37.0%
 PERVIOUS AREA: 960 sq. ft. 18.7%

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: 174 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: 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.

BUILDING

NUMBER OF STORIES (ABOVE GRADE): 4
 BUILDING HEIGHT: 46'
 COMM. CONSTRCTION TYPE: 5A,
 AUTOMATIC SPRINKER SYSTEM PER NFPA 13

BUILDING AREA:

BSMT: 251 sq. ft.
 1ST: 2,276 sq. ft.
 2ND: 2,379 sq. ft.
 3RD: 2,379 sq. ft.
 4TH: 2,379 sq. ft.
 TOTAL: 9,664 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)

UDC - INFORMATIONAL SUBMITTAL

SHEET INDEX

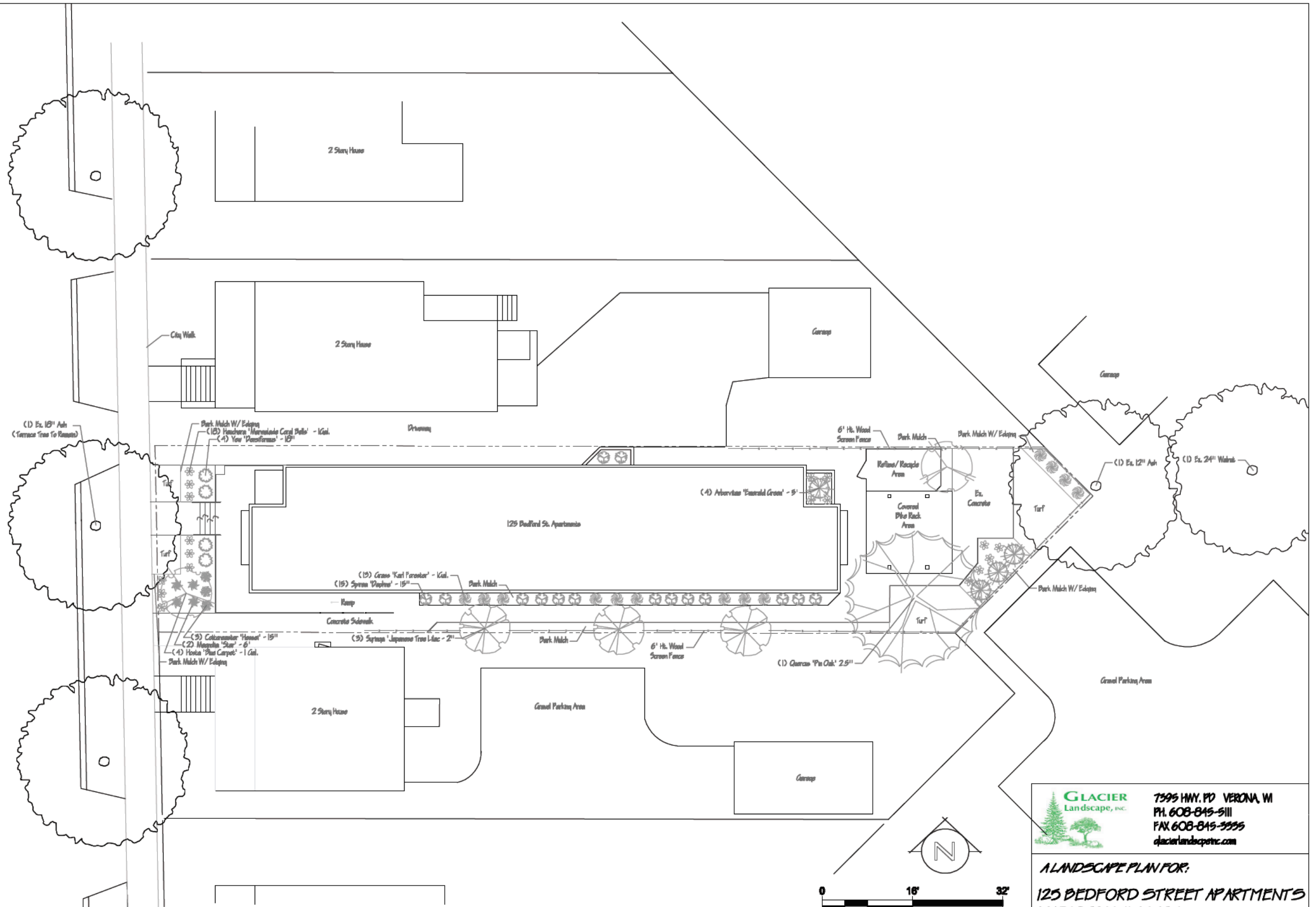
- 1 COVER SHEET / LOCATION MAP
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- 4 GRADING & UTILITY PLAN
- 5 LANDSCAPE PLAN
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- 14 SITE PHOTOS
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7/30/12

APARTMENT BUILDING
 125 Bedford Street, Madison WI 53703

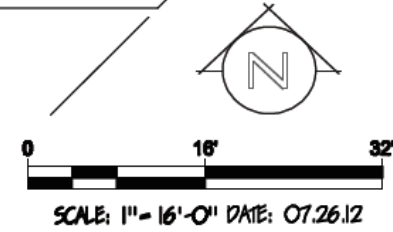
FERCH ARCHITECTURE
 2704 GREGORY STREET, MADISON WI
 608-238-6900

N BEDFORD STREET



GLACIER
Landscape, INC.
7595 HWY. PD VERONA, WI
PH. 608-845-5111
FAX 608-845-5555
glacierlandscapeinc.com

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



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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:

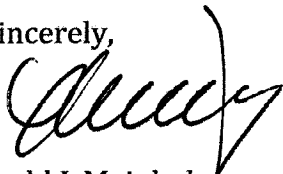
The property located at 125 N Bedford St consists of a 4-bedroom single family home that has reached the end of its useful life. The property at 125 N Bedford St has been specifically identified in the Draft Madison Downtown Plan as having an obsolete building and/or an underutilized site. The proposed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



AERIAL BLOCK MAP

THE EXISTING HOUSE



NORTH BEDFORD STREET



THE BACK YARD LOOKING BACK AT THE EXISTING HOUSE



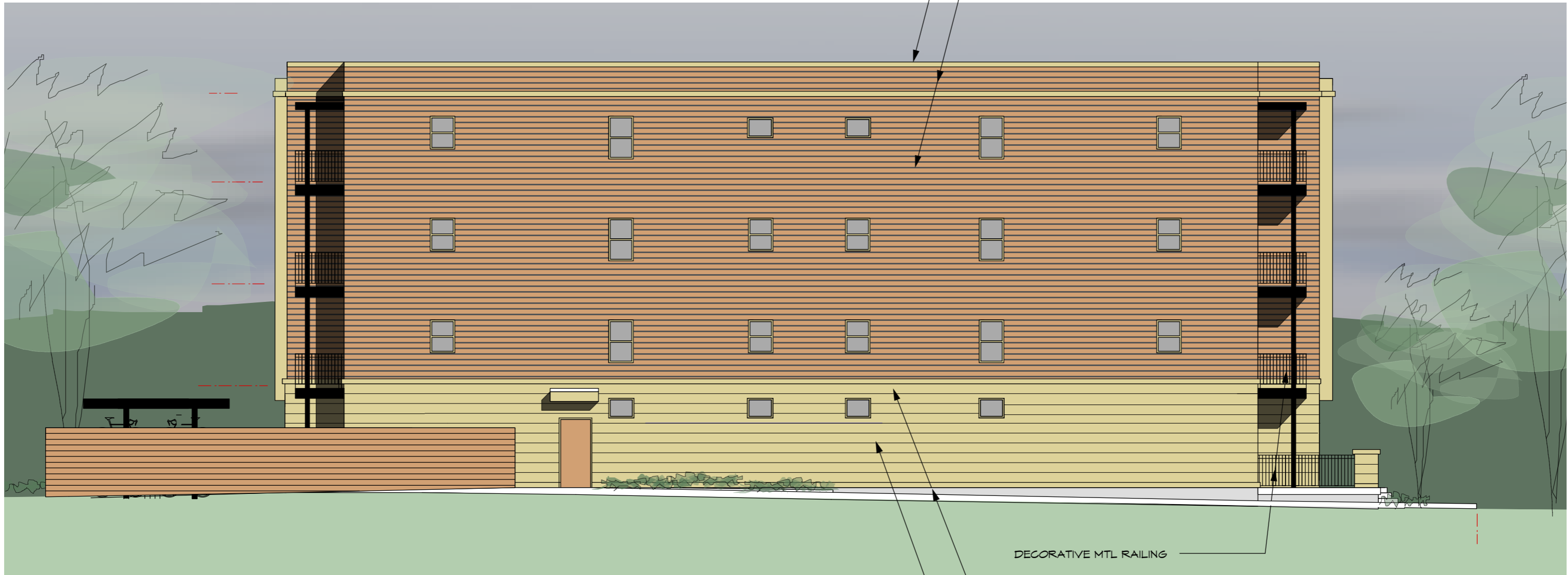
THE REAR CORNER OF THE PROPERTY

7/30/12

APARTMENT BUILDING
125 Bedford Street, Madison WI 53703

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



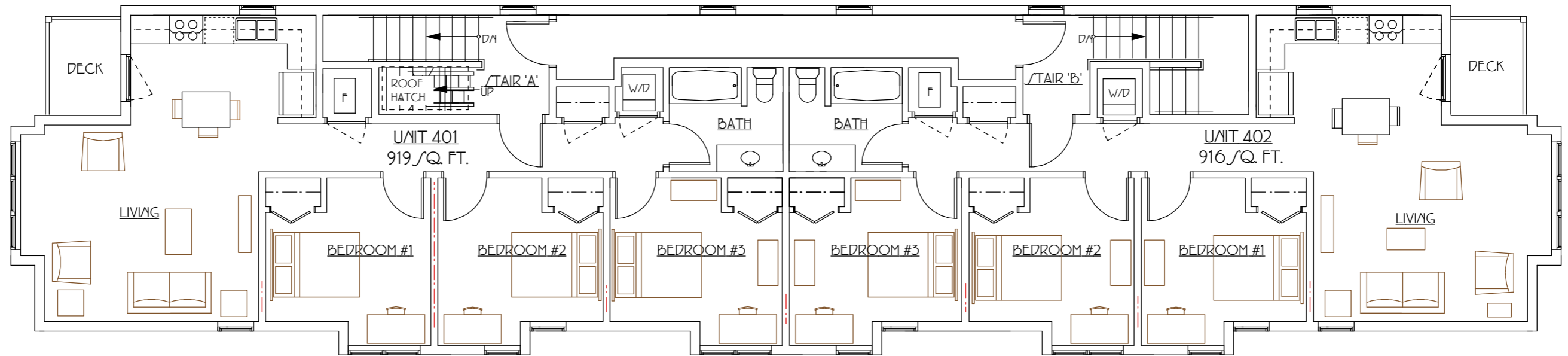


NORTH SIDE ELEVATION

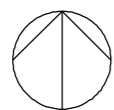


SOUTH SIDE ELEVATION

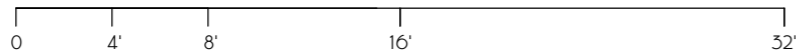




2,379 / Q. FT.

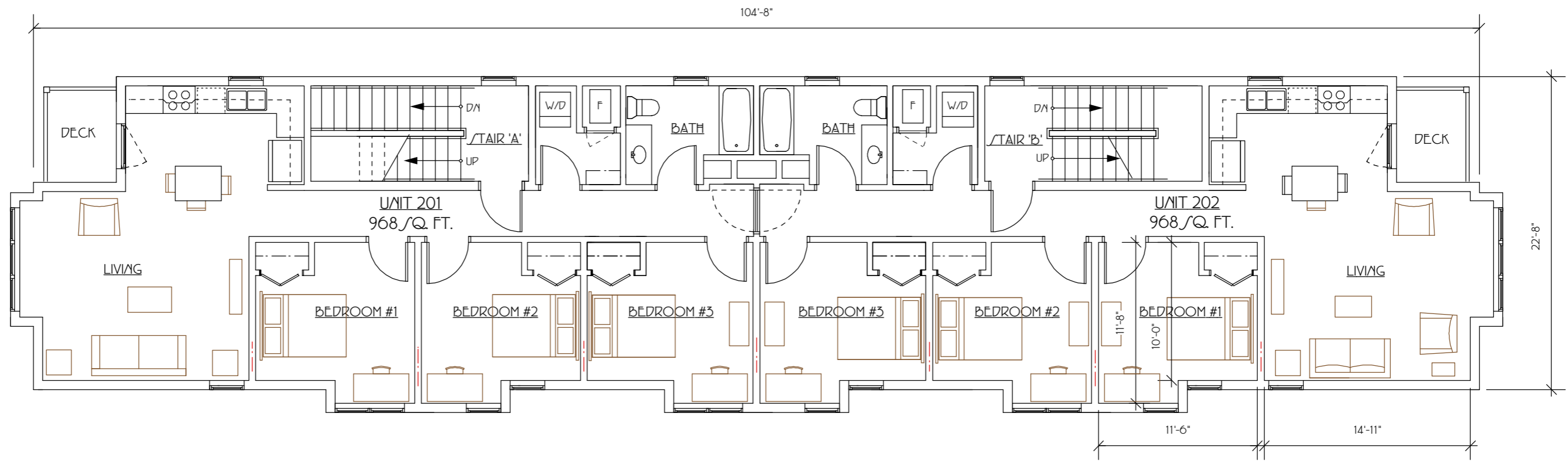


4TH FLOOR PLAN

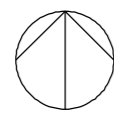


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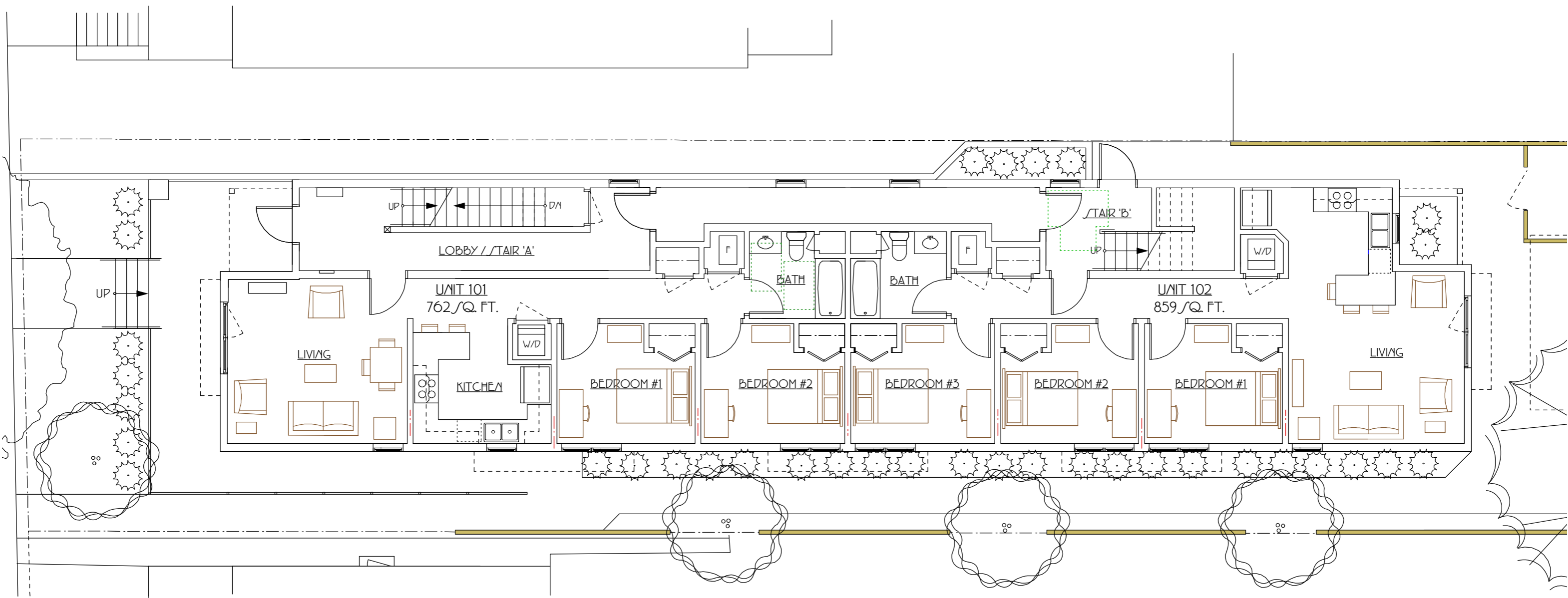


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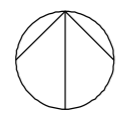


2ND & 3RD FLOOR PLAN

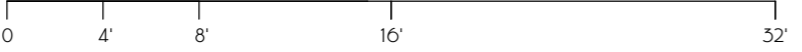





2,276 /SQ. FT.



1ST FLOOR PLAN

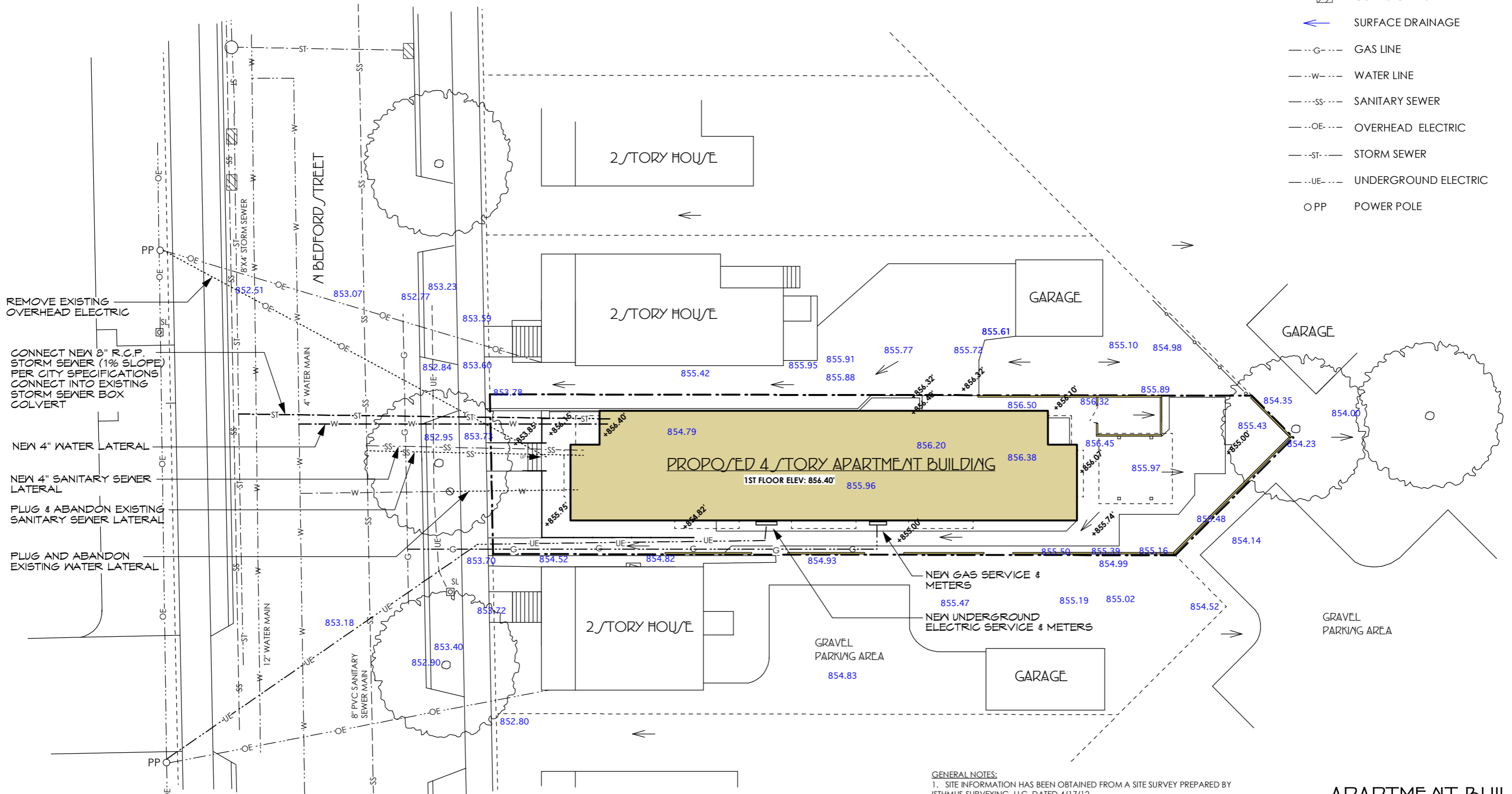




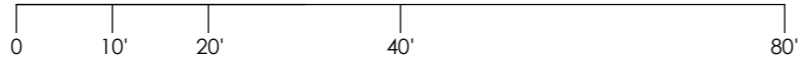
251/0. FT.

BASEMENT PLAN
 0 4' 8' 16' 32'

SITE LEGEND:

- 100.00 EXISTING SPOT ELEVATIONS
- 100.00* NEW SPOT ELEVATIONS
- SL STREET LIGHT POLE
- ▧ CURB STORM SEWER INLET
- ← SURFACE DRAINAGE
- G--- GAS LINE
- W--- WATER LINE
- SS--- SANITARY SEWER
- OE--- OVERHEAD ELECTRIC
- ST--- STORM SEWER
- UE--- UNDERGROUND ELECTRIC
- PP POWER POLE



GRADING & UTILITY PLAN



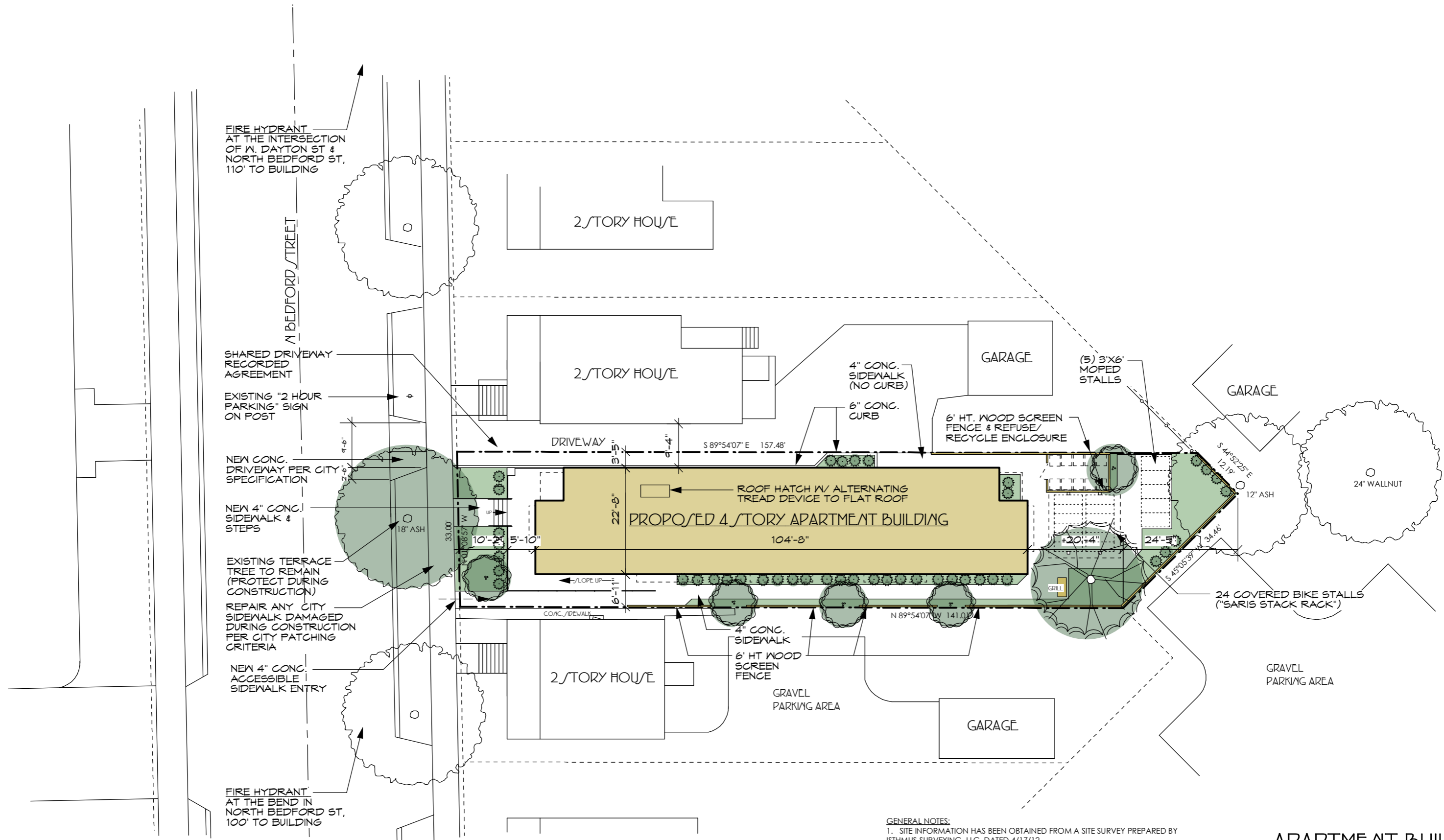
GENERAL NOTES:

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 TO THE ARCHITECT. CONTACT DIGGERS HOTLINE, 800 242-8511.
3. ELEVATIONS ARE BASED ON NAVD 88 DATUM. SITE BENCHMARK IS EASTERLY MOST PROPERTY CORNER-TOP OF SOLID IRON ROD ELEV. 854.32'

7/30/12

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

N BEDFORD STREET

2 STORY HOUSE

2 STORY HOUSE

GARAGE

(5) 3'X6' MOPED STALLS

GARAGE

SHARED DRIVEWAY RECORDED AGREEMENT

EXISTING "2 HOUR PARKING" SIGN ON POST

DRIVEWAY

4" CONC. SIDEWALK (NO CURB)

6" CONC. CURB

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

NEW CONC. DRIVEWAY PER CITY SPECIFICATION

NEW 4" CONC. SIDEWALK & STEPS

PROPOSED 4 STORY APARTMENT BUILDING

ROOF HATCH W/ ALTERNATING TREAD DEVICE TO FLAT ROOF

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

2 STORY HOUSE

4" CONC. SIDEWALK
6' HT WOOD SCREEN FENCE

GRAVEL PARKING AREA

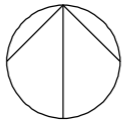
GARAGE

24 COVERED BIKE STALLS ("SARIS STACK RACK")

GRAVEL PARKING AREA

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

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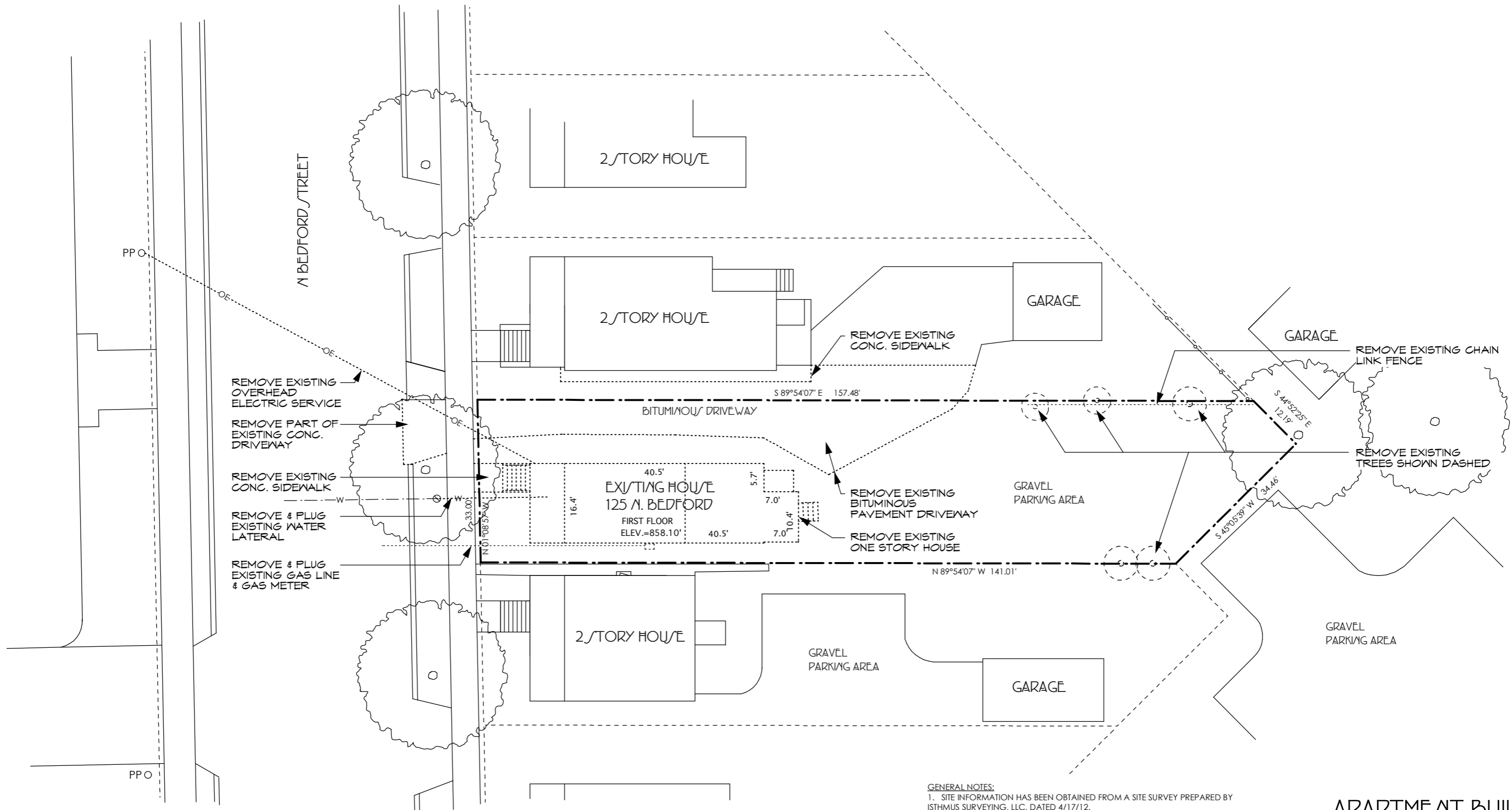
SITE PLAN



7/30/12

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 2704 GREGORY STREET, MADISON WI
 608-238-6900



- REMOVE EXISTING OVERHEAD ELECTRIC SERVICE
- REMOVE PART OF EXISTING CONC. DRIVEWAY
- REMOVE EXISTING CONC. SIDEWALK
- REMOVE & PLUG EXISTING WATER LATERAL
- REMOVE & PLUG EXISTING GAS LINE & GAS METER

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 3. SEE GRADING & UTILITY PLAN FOR ADDITIONAL INFORMATION.



SITE DEMOLITION PLAN

7/30/12

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