

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # \_\_\_\_\_  
Project # \_\_\_\_\_  
Legistar # \_\_\_\_\_

DATE SUBMITTED: <u>10.9.12</u>	<u>    </u> Action Requested
UDC MEETING DATE: <u>10.17.12</u>	<u>    </u> Informational Presentation
	<u>    </u> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 125 NORTH 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

CONTACT PERSON: DAVID FERCH

Address: 2704 GREGORY ST  
MADISON, WI 53711

Phone: 608-238-6900

Fax: \_\_\_\_\_

E-mail address: david@fercharchitecture.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.

**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.

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:

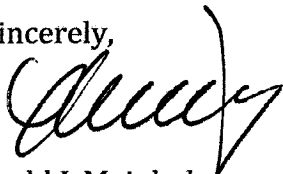
The property located at 125 N Bedford St consists of a 4-bedroom single family home that has reached the end of its useful life. The property at 125 N Bedford St has been specifically identified in the Draft Madison Downtown Plan as having an obsolete building and/or an underutilized site. The proposed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

Catalog Number	
Notes	125 Bedford
Type	<b>C wall pack</b>

**FEATURES & SPECIFICATIONS**

**INTENDED USE**

Provides years of maintenance-free illumination for outdoor use in residential & commercial applications. Ideal for applications such as lighting walkways and stairways for safety and security.

**CONSTRUCTION**

Cast-aluminum housing with corrosion-resistant paint in either dark bronze or white finish.

ADA compliant.

**OPTICS**

4000K CCT LEDs.

Polycarbonate lens protects the LED from moisture, dirt and other contaminants.

**LUMEN MAINTENANCE:** The LED will deliver 70% of its initial lumens at 50,000 hour average LED life. See Lighting Facts label on page 2 for performance details.

**ELECTRICAL**

MVOLT driver operates on any line voltage from 120-277V

Operating temperature -30°C to 40°C.

1KV surge protection standard.

**INSTALLATION**

Surface mounts to universal junction box (provided by others).

**LISTINGS**

UL Listed to U.S. and Canadian safety standards for wet locations.

Tested in accordance with IESNA LM-79 and LM-80 standards.

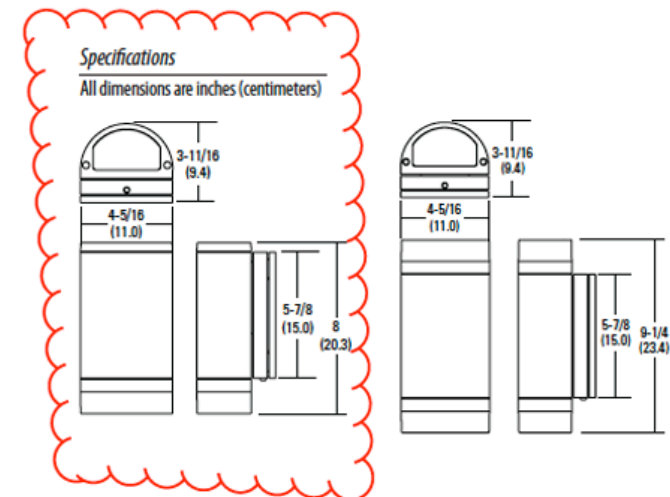
**WARRANTY**

Five-year limited warranty. Full warranty terms located at [www.AcuityBrands.com/CustomerResources/Terms\\_and\\_Conditions.aspx](http://www.AcuityBrands.com/CustomerResources/Terms_and_Conditions.aspx).

Note: Specifications are subject to change without notice.

Actual performance may differ as a result of end-user environment and application.

Outdoor General Purpose  
**OLLWD & OLLWU**  
LED WALL CYLINDER LIGHT



**ORDERING INFORMATION** For shortest lead times, configure products using **bolded options**.

Example: OLLWD

OLLWD		DDB	
Series	Color temperature (CCT)	Voltage	Finish
<b>OLLWD</b> Downlight OLLWU Up & downlight	(blank) <b>4000K</b>	(blank) <b>MVOLT (120V-277V)</b>	<b>DDB</b> Dark bronze WH White

**SL-4**

**FEATURES & SPECIFICATIONS**

**INTENDED USE** — Typical applications include corridors, lobbies, conference rooms and private offices.  
**CONSTRUCTION** — **LP6LN (New Construction)**: Rugged, 16-gauge galvanized steel mounting frame with torsion spring bracket to mount the finishing module. Vertically adjustable mounting brackets that use 16-gauge flat bar hangers (included), 1/2" conduit or C channel T-bar fasteners. Provides 3-3/4" total height adjustment.

**6VL (New Construction)**: Galvanized steel mounting/plaster frame with torsion spring bracket to mount the finishing module. Integral galvanized bar hangers span up to 24" o.c. and feature built-in T-bar clips and nailers for T-bar or wood joist installations.

**6VLR (Remodel)**: Galvanized steel remodel mounting/plaster frame with torsion spring bracket to mount the finishing module. Four (4) remodel ARC clips included for remodel installation.

All frames are equipped with galvanized steel junction box UL Listed for through wire applications. Junction boxes equipped with two combination 1/2"-3/4" and three 1/2" knockouts for straight-through conduit runs and removable access doors. Capacity: 4 (2 in, 2 out), No. 12 AWG conductors, rated for 90°C.

Post installation adjustment possible from below the ceiling.

Maximum 1-1/2" ceiling thickness.

**LED Trim**: Rugged, one-piece, die-cast heat sink design for optimum thermal management. Wet location rated lens is tightly fitted to the housing to reduce the ingress of dust.

**OPTICS** — Elliptical upper reflector and micro prism lens, provides precise beam control. Lower splay recesses optical system into the ceiling to reduce glare and provide a traditional PAR look. Standard fixture has a 0.65 spacing criteria. The luminaire is also available with a 0.95 spacing criteria option for use in general/ambient lighting applications.

CRI>80.

**ELECTRICAL** — On-board circuitry to ensure against wiring errors.

Thermal protection provided against improper insulation use.

High-efficiency, electronic LED 0-10V dimming driver mounted to the junction box, dims luminaire to 15% light output.

For dimming fixture requires two (2) additional low-voltage wires to be pulled.

The system maintains 70% lumen output for more than 50,000 hours.

Input wattage for 1000L is 14.2W, 74 lumens per watt. Input wattage for 1500L is 18.8W, 85 lumens per watt.

Actual wattage may differ by +/-15% when operating between 120-277V +/-10%.

**LISTINGS** — CSA certified to US and Canadian safety standards. Wet location listed. ENERGY STAR® qualified.

**WARRANTY** — Five-year limited warranty. Full warranty terms located at: [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx).

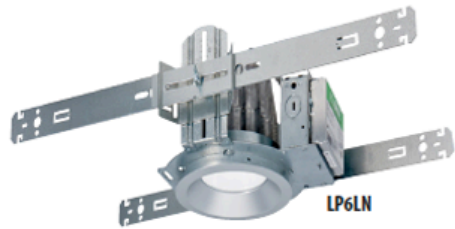
**Note**: Specifications subject to change without notice.

Catalog Number	
Notes	125 Bedford
Type	B recessed can

6" LED



Non-IC  
New Construction



LP6LN

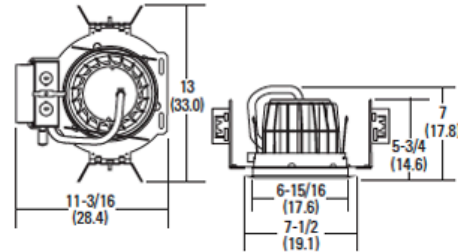
**Specifications**

Aperture: 4-3/8 (11.1)

Ceiling opening: 6-15/16 (17.6)

Overlap trim: 7-1/2 (19.1)

Height: 7 (17.8)

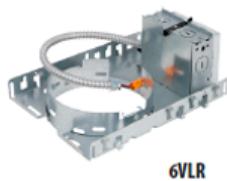


All dimensions are inches (centimeters) unless otherwise noted.

**ORDERING INFORMATION** For shortest lead times, configure products using **bolded options**.

Example: REAL6C D6MW ESL 1500L 35K .95SC 277 LP6LN

REAL6C D6 MW		B recessed can		1500L	40K	0.95SC	120	LP6LN	PFMW
Series/Finish	Type	Lumen output <sup>1</sup>	Color temperature	Distribution	Voltage	Mounting pan	Options		
<b>Series</b> REAL6C D6 6" open downlight	<b>Finish</b> MW Matte white A Clear diffuse AZ Clear specular BN Brushed nickel BLZ Black specular BZA Antique bronze ORB Oil-rubbed bronze WT Wheat diffuse	ESL ENERGY STAR® listed 1000L 14.2W, 1000 lumens 1500L 18.8W, 1500 lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K	.65SC .65 Spacing criteria .95SC .95 Spacing criteria	120 277 347 <sup>2</sup>	LP6LN 1000L <sup>3</sup> LP6LN 1500L <sup>3</sup> 6VL 1000L <sup>3</sup> 6VL 1500L <sup>3</sup> 6VLR 1000L <sup>3</sup> 6VLR 1500L <sup>3</sup>	PFMW Matte white plastic flange ring PFBL Black plastic flange ring ELR <sup>4</sup> Emergency battery pack with remote test switch NSD <sup>5</sup> Sensor Switch nLight™ dimming relay GMF Single slow-blow fuse, must specify voltage ISH Insect shield		



6VLR



6VL

**Notes**

- Total system nominal delivered lumens.
- Using step-down transformer increases power draw by 15 watts.
- Lumens only required when ordered separately.
- Not available with 347V.
- One 5A relay with one 0-10 VDC dimming output, shipped installed. Requires additional nLight bus power supply.

**FEATURES & SPECIFICATIONS**

**INTENDED USE**

Provides years of maintenance-free illumination for outdoor use in residential & commercial applications. Ideal for applications such as lighting walkways and stairways.

**CONSTRUCTION**

Cast-aluminum housing with corrosion-resistant paint in either dark bronze or white finish.

ADA compliant.

**OPTICS**

4000K CCT LEDs.

Polycarbonate lens protects the LED from moisture, dirt and other contaminants.

**LUMEN MAINTENANCE**: The LED will deliver 70% of its initial lumens at 50,000 hour average LED life. See Lighting Facts label on page 2 for performance details.

**ELECTRICAL**

MVOLT driver operates on any line voltage from 120-277V.

Operating temperature -30°C to 40°C.

1KV surge protection standard.

**INSTALLATION**

Surface mount to universal junction box (provided by others).

**LISTINGS**

UL Listed to U.S. and Canadian safety standards for wet locations.

Tested in accordance with IESNA LM-79 and LM-80 standards.

**WARRANTY**

Five-year limited warranty.

Full warranty terms located at [www.AcuityBrands.com/CustomerResources/Terms\\_and\\_Conditions.aspx](http://www.AcuityBrands.com/CustomerResources/Terms_and_Conditions.aspx).

Note: Specifications are subject to change without notice.

Actual performance may differ as a result of end-user environment and application.

Catalog Number	
Notes	125 Bedford
Type	A step light

Outdoor General Purpose

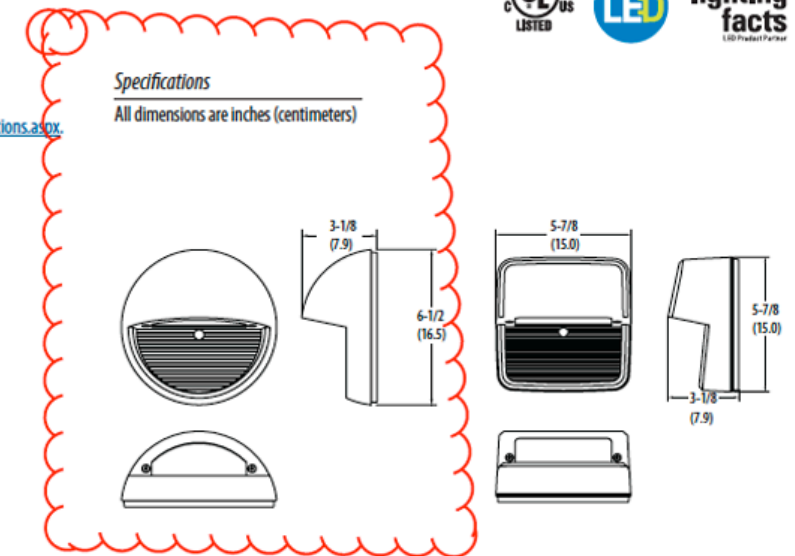
**OLSR & OLSS**

LED STEP LIGHT



**Specifications**

All dimensions are inches (centimeters)



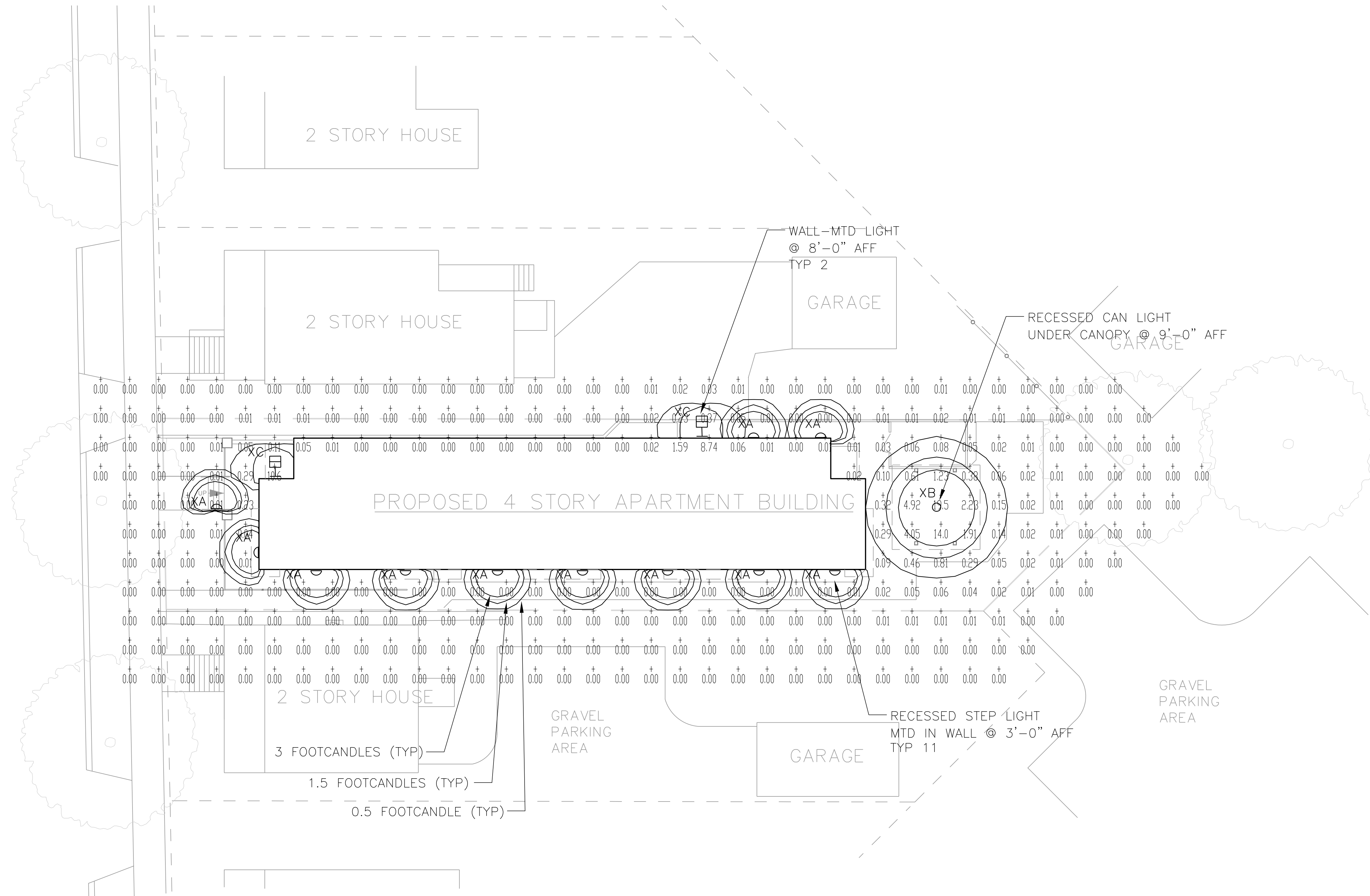
**ORDERING INFORMATION** Lead times will vary depending on options selected. Consult with your sales representative.

Example: OLSS DDB

OLSR		DDB	
Series	Color temperature (CCT)	Voltage	Finish
OLSR Step light round	(blank) 4000K	(blank) MVOLT (120V-277V)	DDB Dark bronze
OLSS Step light square			WH White

SL-3

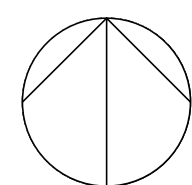
N BEDFORD STREET



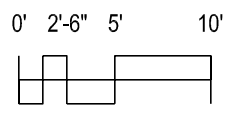
DXF file created by LitePro 2024 on 10/8/2012 10:23:11 PM

CALCULATION SUMMARY										
AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	Avg	MAX	MIN	MAX/MIN	Avg/Min
Area 1	232.76x84.40ft	Property / H-H	306	5.00	(*)	0.25	19.49	0.00	N/A	N/A

Fierch Bedford St. (01225) LUMINAIRE SCHEDULE						
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF QTY
XA	☐	Lithonia Lighting - DLSR	(1) NVSL219BC	370		0.90 11
XB	○	Lithonia Lighting - REAL6C D69W ESL 1500L 35K .95SC	3500K LED DOWNLIGHT	1500		0.90 1
XC	☐	Lithonia Lighting - DLLVD	(1) NVSL219BC	270		0.90 2



**SITE LIGHTING ILLUMINATION PLAN - PROPERTY**  
SCALE: 1" = 10'-0"



NOTE: FOOT CANDLE ILLUMINATION POINTS ARE MEASURED @ 4'-0" ABOVE GRADE (FOR TRESSPASS).

CONSULTING ENGINEERS:  
**HEIN Engineering Group**  
319 W. BELTLINE HWY, SUITE III  
MADISON, WI 53713  
Phone: (608) 288-9260  
Fax: (608) 288-9282  
E-Mail: hein@chorus.net  
HEIN Job No: HI225

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

ARCHITECT  
DAVID FERCH,  
ARCHITECTS  
2704 Gregory Street,  
Madison, WI 53711  
608.238.6900 FAX: 608.233.9171

No.	Date	Revision

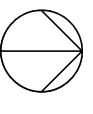
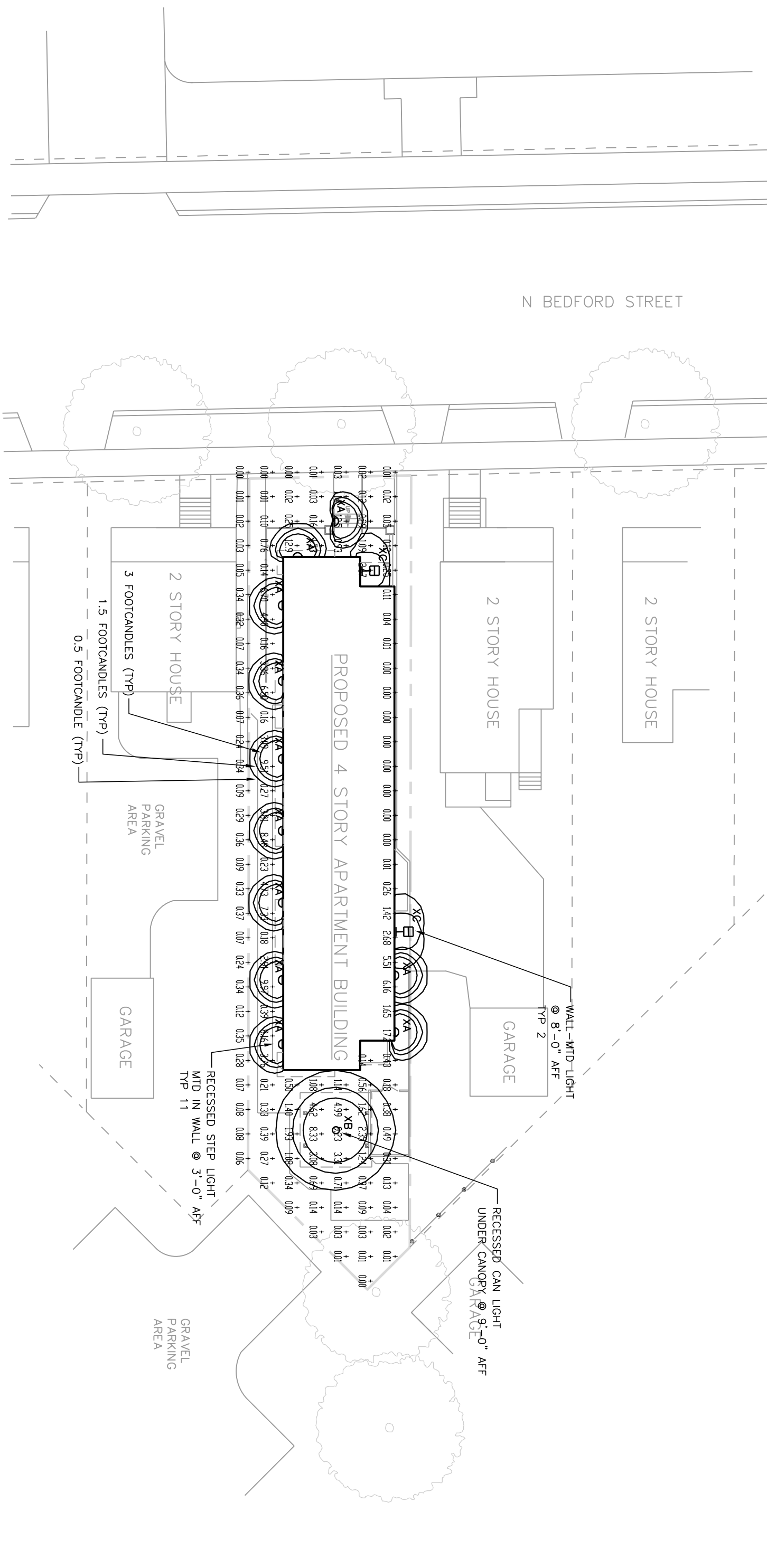
JOB NO  
-  
10-8-12  
Project No.  
-  
Date  
-  
SHEET NO.  
-  
Date

**SL-2**

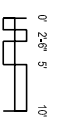
Doc File created by Lithpro 2/24 on 10/20/2012 10:46 PM

DESCRIPTION	UNIT	MIN	MAX	AVERAGE
RECESSED CAN LIGHT UNDER CANOPY @ 9'-0" AFF <td>FOOT CANDLE</td> <td>0.00</td> <td>0.03</td> <td>0.01</td>	FOOT CANDLE	0.00	0.03	0.01
RECESSED CAN LIGHT @ 9'-0" AFF <td>FOOT CANDLE</td> <td>0.00</td> <td>0.03</td> <td>0.01</td>	FOOT CANDLE	0.00	0.03	0.01
RECESSED STEP LIGHT MTD IN WALL @ 3'-0" AFF <td>FOOT CANDLE</td> <td>0.00</td> <td>0.03</td> <td>0.01</td>	FOOT CANDLE	0.00	0.03	0.01
WALL-MTD LIGHT @ 8'-0" AFF <td>FOOT CANDLE</td> <td>0.00</td> <td>0.03</td> <td>0.01</td>	FOOT CANDLE	0.00	0.03	0.01
PROPOSED 4 STORY APARTMENT BUILDING <td>FOOT CANDLE</td> <td>0.00</td> <td>0.03</td> <td>0.01</td>	FOOT CANDLE	0.00	0.03	0.01
2 STORY HOUSE <td>FOOT CANDLE</td> <td>0.00</td> <td>0.03</td> <td>0.01</td>	FOOT CANDLE	0.00	0.03	0.01
2 STORY HOUSE <td>FOOT CANDLE</td> <td>0.00</td> <td>0.03</td> <td>0.01</td>	FOOT CANDLE	0.00	0.03	0.01
2 STORY HOUSE <td>FOOT CANDLE</td> <td>0.00</td> <td>0.03</td> <td>0.01</td>	FOOT CANDLE	0.00	0.03	0.01
2 STORY HOUSE <td>FOOT CANDLE</td> <td>0.00</td> <td>0.03</td> <td>0.01</td>	FOOT CANDLE	0.00	0.03	0.01
GRAVEL PARKING AREA <td>FOOT CANDLE</td> <td>0.00</td> <td>0.03</td> <td>0.01</td>	FOOT CANDLE	0.00	0.03	0.01
GRAVEL PARKING AREA <td>FOOT CANDLE</td> <td>0.00</td> <td>0.03</td> <td>0.01</td>	FOOT CANDLE	0.00	0.03	0.01
GARAGE <td>FOOT CANDLE</td> <td>0.00</td> <td>0.03</td> <td>0.01</td>	FOOT CANDLE	0.00	0.03	0.01
GARAGE <td>FOOT CANDLE</td> <td>0.00</td> <td>0.03</td> <td>0.01</td>	FOOT CANDLE	0.00	0.03	0.01
3 FOOTCANDLES (TYP) <td>FOOT CANDLE</td> <td>0.00</td> <td>0.03</td> <td>0.01</td>	FOOT CANDLE	0.00	0.03	0.01
2 STORY HOUSE <td>FOOT CANDLE</td> <td>0.00</td> <td>0.03</td> <td>0.01</td>	FOOT CANDLE	0.00	0.03	0.01
1.5 FOOTCANDLES (TYP) <td>FOOT CANDLE</td> <td>0.00</td> <td>0.03</td> <td>0.01</td>	FOOT CANDLE	0.00	0.03	0.01
0.5 FOOTCANDLE (TYP) <td>FOOT CANDLE</td> <td>0.00</td> <td>0.03</td> <td>0.01</td>	FOOT CANDLE	0.00	0.03	0.01

TYPE	DESCRIPTION	TYPE	UNITS	MIN/AVG/MAX	LIFE	NOTES
XA	Lithpro Lighting - LED	(D) WQS2198C	370	0.00 / 0.03 / 0.00	690	II
X8	Lithpro Lighting - RECESSED CAN @ 1500LM 35K 555C	3500K LED DOWNLIGHT	1500	0.00 / 0.03 / 0.00	690	I
XC	Lithpro Lighting - LED	(D) WQS2198C	270	0.00 / 0.03 / 0.00	690	II



SITE LIGHTING ILLUMINATION PLAN - PARKING  
SCALE: 1" = 10'-0"



NOTE: FOOT CANDLE ILLUMINATION POINTS ARE MEASURED @ GRADE.

CONSULTING ENGINEERS:  
**HEIN Engineering Group**  
510 N. BELTLINE HWY., SUITE 111  
MADISON, WI 53715  
Phone: (608) 226-4360  
Fax: (608) 226-4322  
E-Mail: hein@heingroup.net  
HEIN Job No.: H1225

PROJECT  
APARTMENT BUILDING  
125 Bedford Street  
Madison, WI 53703

ARCHITECT  
DAVID FERCH ARCHITECTS  
700 Madison Street  
Madison, WI 53711  
608.238.6900 FAX 608.233.1711

No.	Date	Revision

JOB NO. 10-4-12  
PROJECT NO. 10-4-12  
SHEET NO. SL-1



AERIAL BLOCK MAP

9/12/12  
APARTMENT BUILDING  
125 Bedford Street, Madison WI 53703

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



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  
2704 GREGORY STREET, MADISON WI  
608-238-6900



REV. 10/5/12

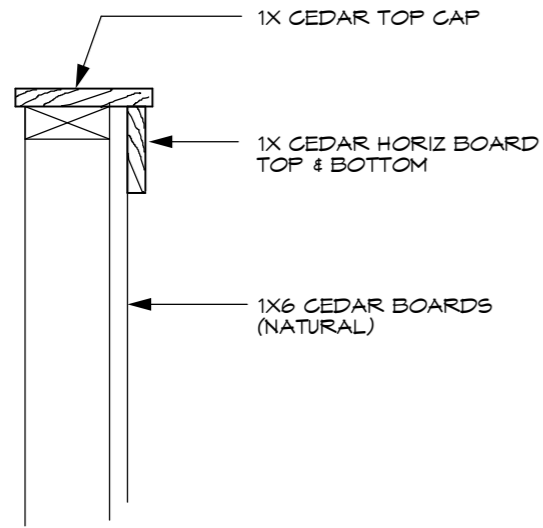
9/26/12

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

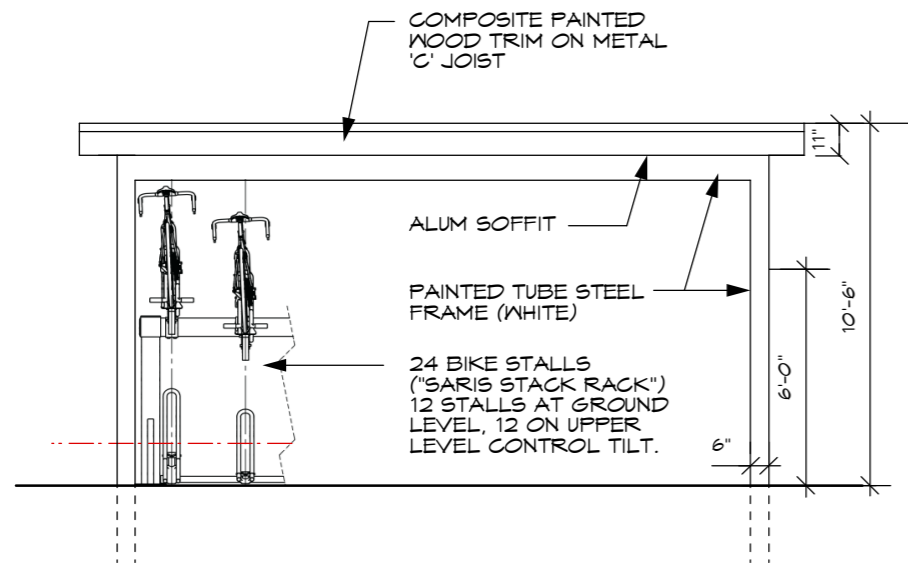
FERCH ARCHITECTURE  
2704 GREGORY STREET, MADISON WI  
608-238-6900

**13.1**

# MATERIALS, COLORS, DETAILS

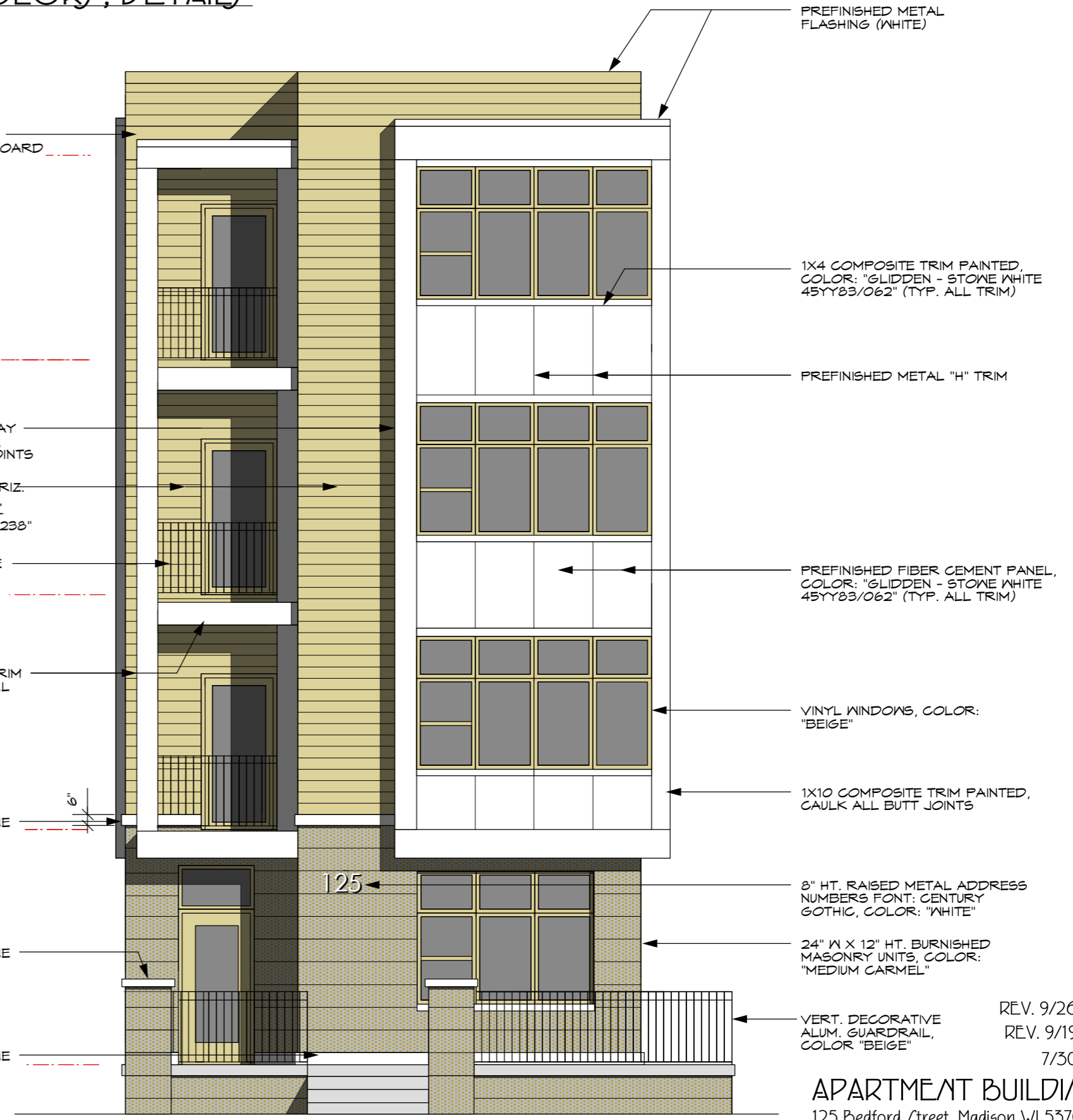


**SCREEN FENCE DETAIL**  
SCALE: 1 1/2" = 1'-0"



**ELEVATION - BIKE CANOPY**  
SCALE: 3/16" = 1'-0"

- PREFINISHED 1X16 COMPOSITE TRIM BOARD
- 1X16 COMPOSITE BAY SIDE TRIM PAINTED, CAULK ALL BUTT JOINTS
- PREFINISHED 6" HORIZ. COMPOSITE SIDING, COLOR: "GLIDDEN - SANDHILL 30YY55/238"
- VERT. DECORATIVE ALUM. GUARDRAIL, COLOR "BEIGE"
- 1X10 COMPOSITE TRIM PAINTED, CAULK ALL BUTT JOINTS
- PRECAST LIMESTONE TOP BANDING
- PRECAST LIMESTONE TOP CAP
- PRECAST LIMESTONE BOTTOM BANDING



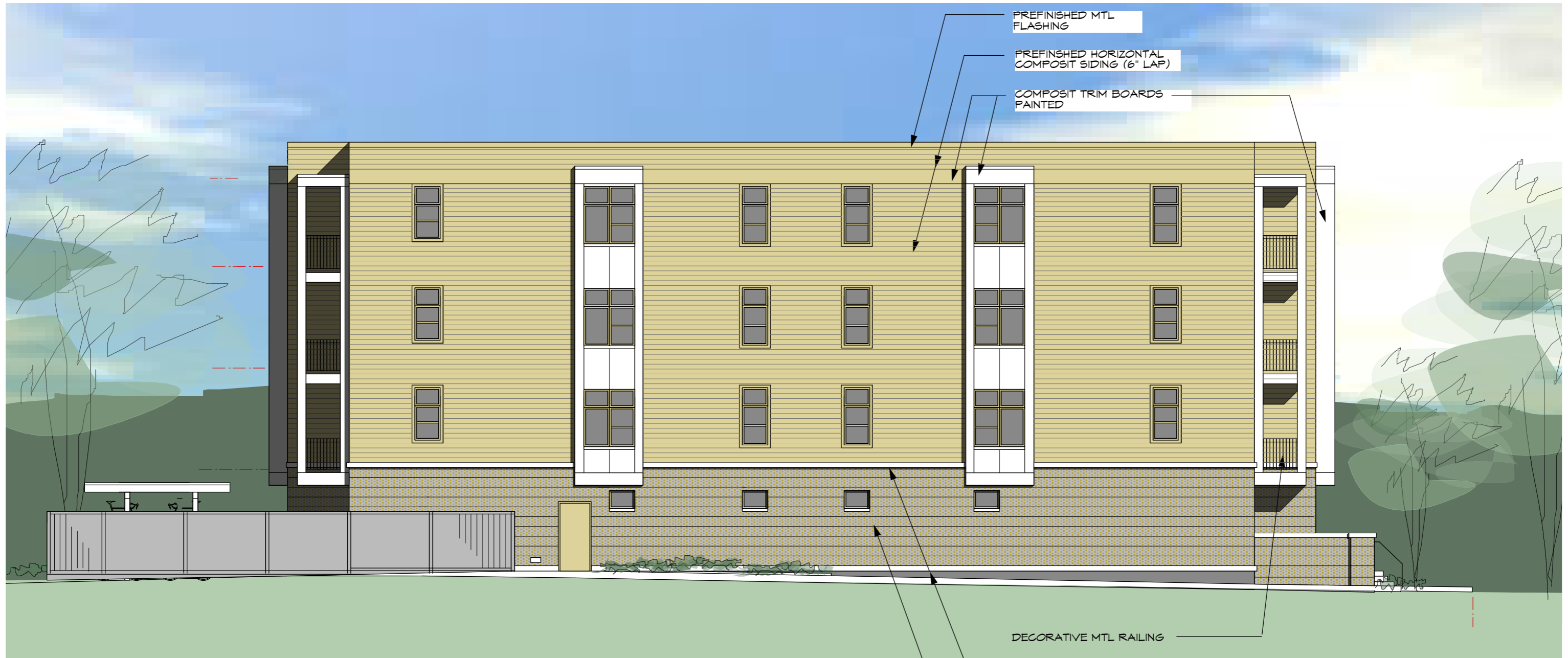
- PREFINISHED METAL FLASHING (WHITE)
- 1X4 COMPOSITE TRIM PAINTED, COLOR: "GLIDDEN - STONE WHITE 45YY83/062" (TYP. ALL TRIM)
- PREFINISHED METAL "H" TRIM
- PREFINISHED FIBER CEMENT PANEL, COLOR: "GLIDDEN - STONE WHITE 45YY83/062" (TYP. ALL TRIM)
- VINYL WINDOWS, COLOR: "BEIGE"
- 1X10 COMPOSITE TRIM PAINTED, CAULK ALL BUTT JOINTS
- 8" HT. RAISED METAL ADDRESS NUMBERS FONT: CENTURY GOTHIC, COLOR: "WHITE"
- 24" W X 12" HT. BURNISHED MASONRY UNITS, COLOR: "MEDIUM CARMEL"
- VERT. DECORATIVE ALUM. GUARDRAIL, COLOR "BEIGE"

**FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"

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



NORTH 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  
 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  
608-238-6900

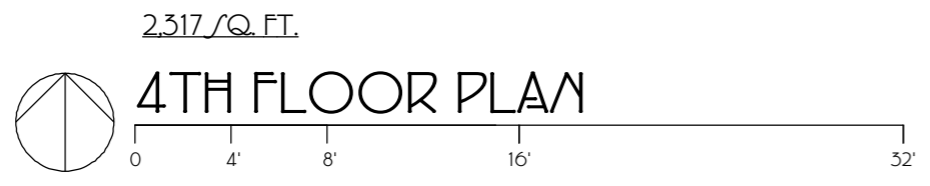
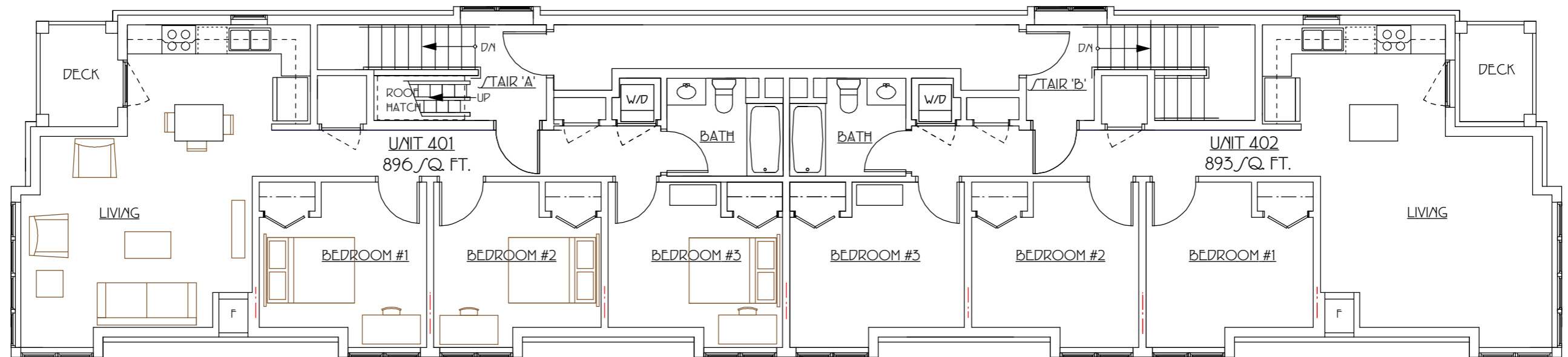


BEDFORD STREET ELEVATION

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

APARTMENT BUILDING  
 125 Bedford Street, Madison WI 53703

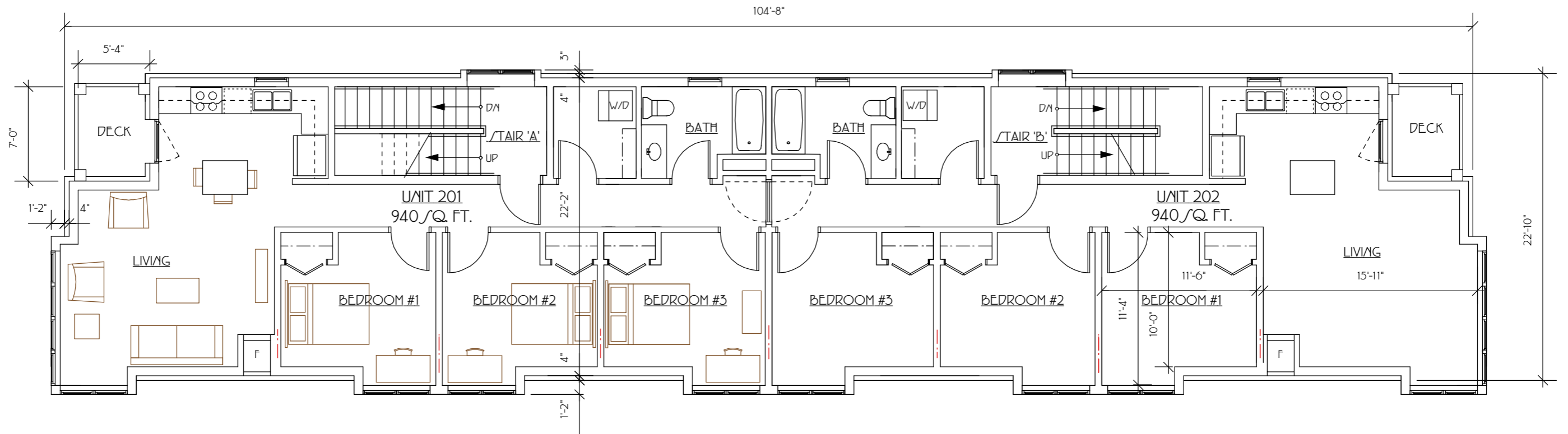
FERCH ARCHITECTURE  
 2704 GREGORY STREET, MADISON WI  
 608-238-6900



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

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

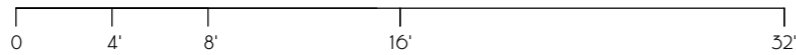
FERCH ARCHITECTURE  
 2704 GREGORY STREET, MADISON WI  
 608-238-6900



2,317 / Q. FT.



## 2ND & 3RD FLOOR PLAN

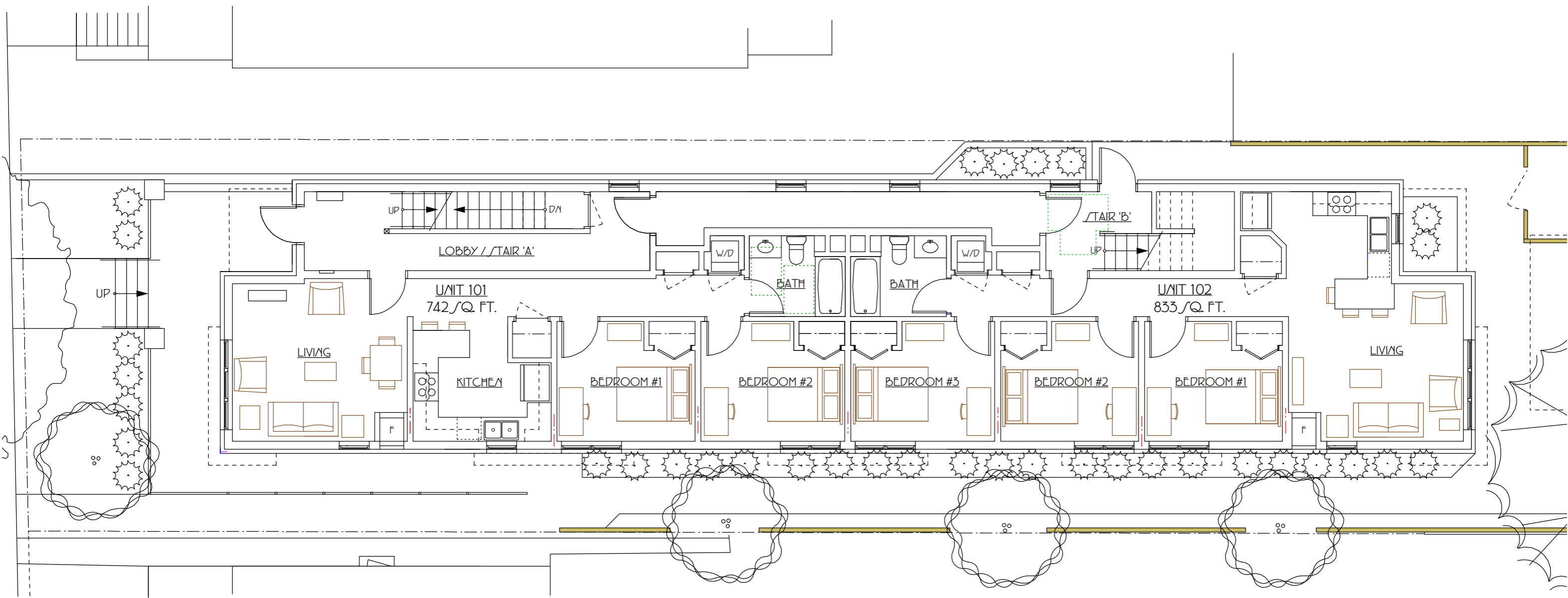


REV. 10/5/12  
 REV. 9/26/12  
 REV. 9/19/12  
 7/30/12

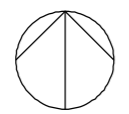
**APARTMENT BUILDING**  
 125 Bedford Street, Madison WI 53703

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

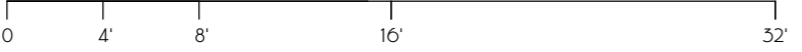




2,296 / Q. FT.



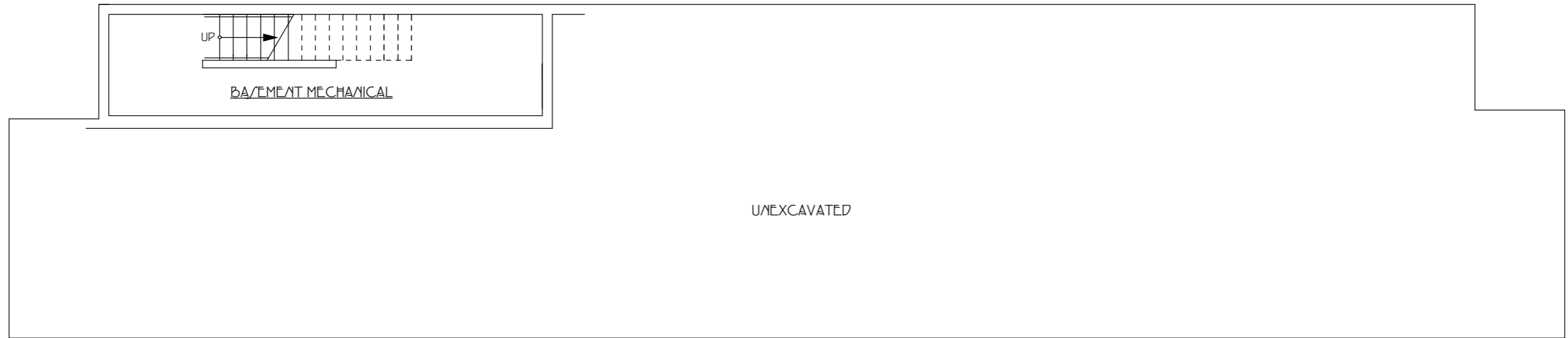
1<sup>ST</sup> FLOOR PLAN



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  
 608-238-6900



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

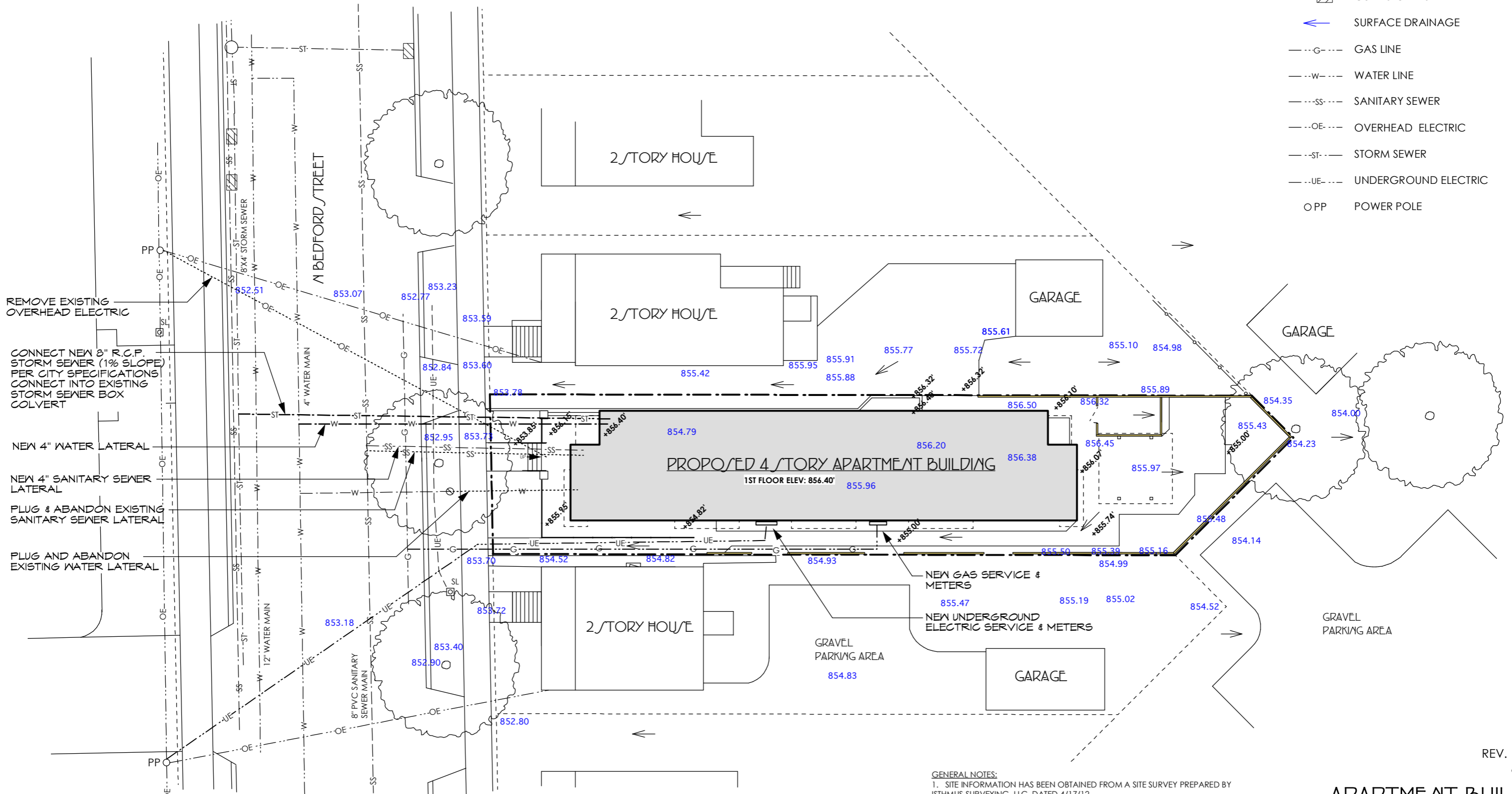
**APARTMENT BUILDING**  
 125 Bedford Street, Madison WI 53703

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

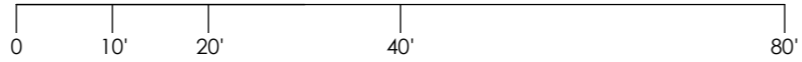
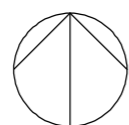


**SITE LEGEND:**

- 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**



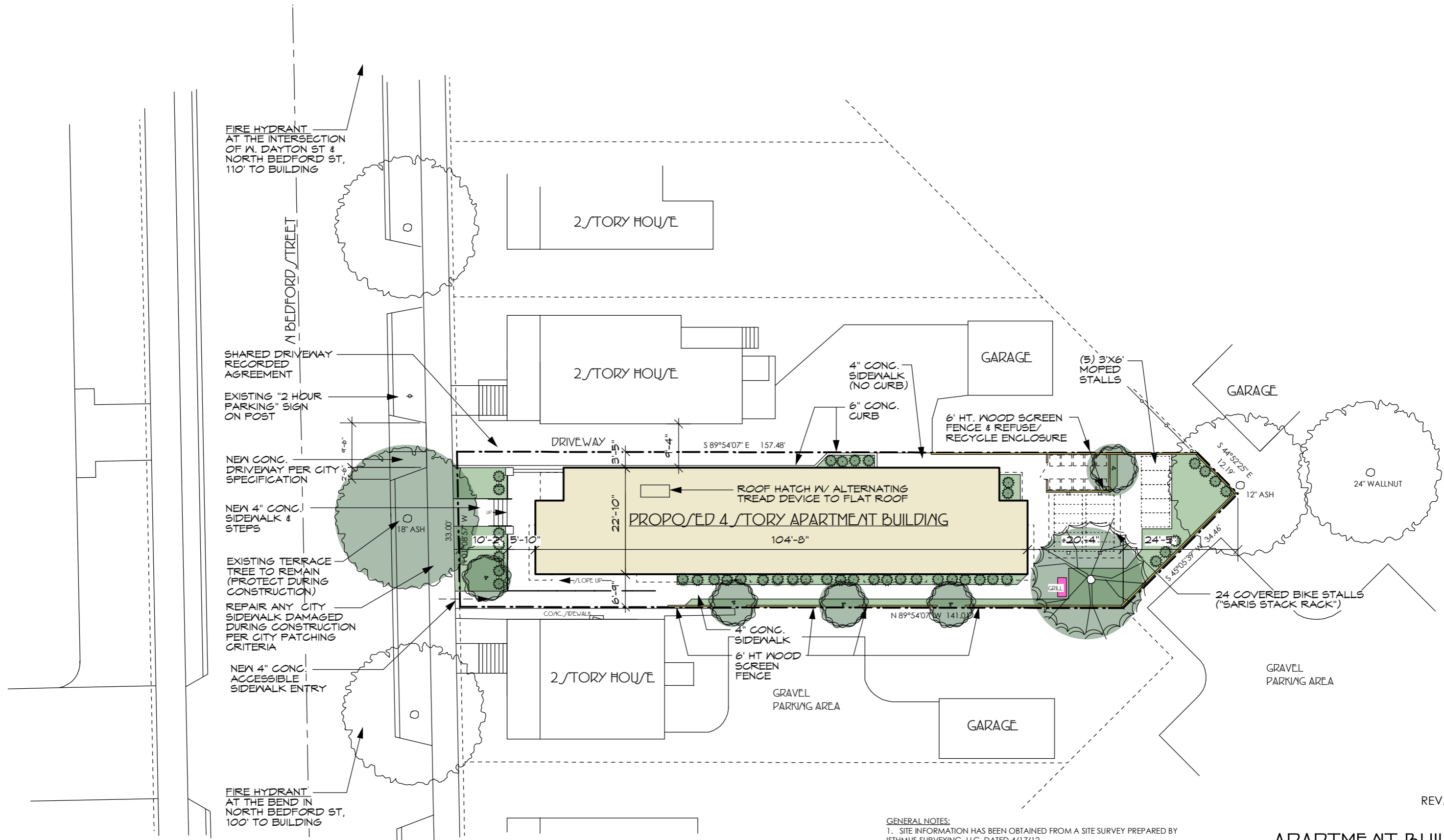
**GENERAL NOTES:**

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'

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 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

ROOF HATCH W/ ALTERNATING TREAD DEVICE TO FLAT ROOF

PROPOSED 4 STORY APARTMENT BUILDING

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

24 COVERED BIKE STALLS ("SARIS STACK RACK")

N 89°54'07" W 141.0'

2 STORY HOUSE

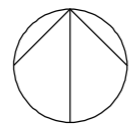
4" CONC. SIDEWALK  
6' HT WOOD SCREEN FENCE

GRAVEL PARKING AREA

GARAGE

GRAVEL PARKING AREA

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



SITE 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.

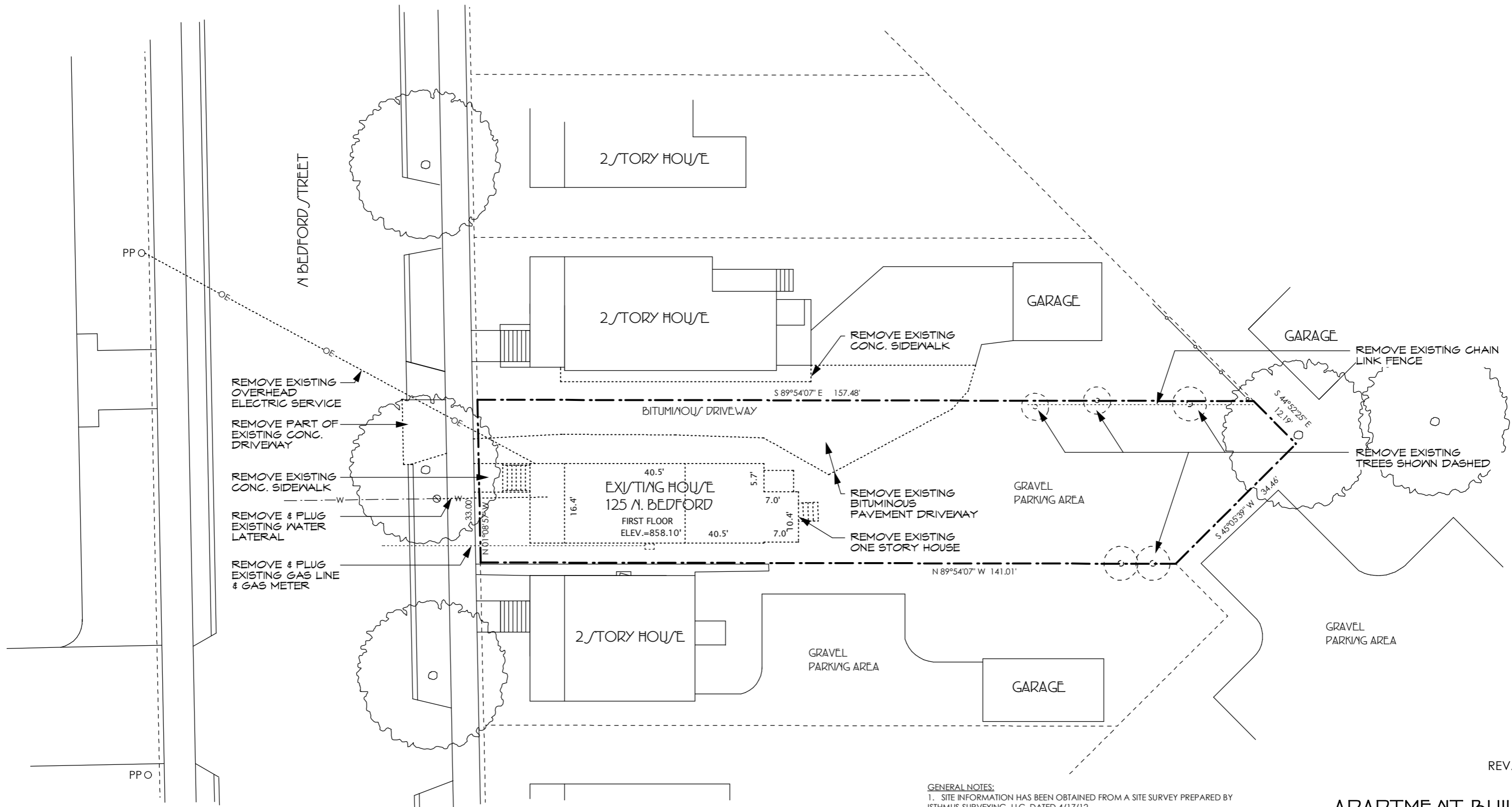
REV. 10/5/12

9/26/12

APARTMENT BUILDING

125 Bedford Street, Madison WI 53703

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



- 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

- 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.



## SITE DEMOLITION PLAN

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 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: 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: 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)

**UDC - FINAL APPROVAL**

**SHEET INDEX**

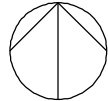
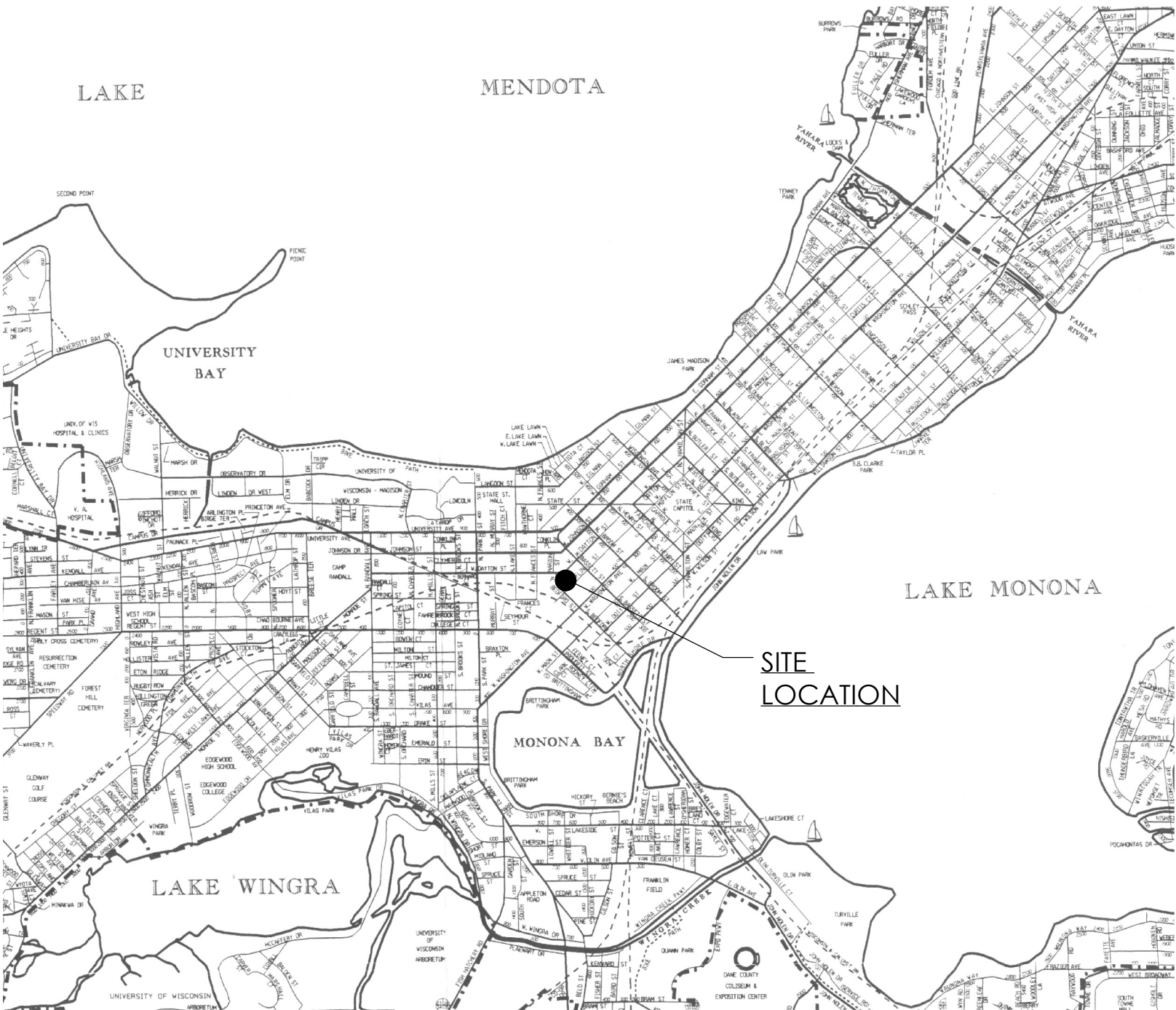
- 1 COVER SHEET / LOCATION MAP
- 2 SITE DEMOLITION PLAN
- 3 SITE PLAN
- 4 GRADING & UTILITY PLAN
- 5 LANDSCAPE PLAN
- 6 BASEMENT PLAN
- 7 1ST FLOOR PLAN
- 8 2ND & 3RD FLOOR PLAN
- 9 4TH FLOOR PLAN
- 10 FRONT & REAR ELEVATION
- 11 SOUTH ELEVATION
- 12 NORTH ELEVATION
- 13 BUILDING MATERIALS & DETAILS
- 13.1 PERSPECTIVE SKETCH
- 14 SITE PHOTOS
- 15 URBAN CONTEXT MAP
- SL-1 SITE LIGHTING AT GRADE
- SL-2 SITE LIGHTING AT 4' ABOVE GRADE
- SL-3 LIGHTING CUT SHEET
- SL-4 LIGHTING CUT SHEET

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 MAP**