



# URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

This form may also be completed online at:  
<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>11/12/2014</u>	<input checked="" type="checkbox"/> Informational Presentation <input type="checkbox"/> Initial Approval <input type="checkbox"/> Final Approval
UDC Meeting Date: <u>11/19/2014</u>	
Combined Schedule Plan Commission Date (if applicable): _____	

1. Project Address: 114 North Bedford Street  
Project Title (if any): \_\_\_\_\_

2. This is an application for (Check all that apply to this UDC application):

- New Development
- Alteration to an Existing or Previously-Approved Development

**A. Project Type:**

- Project in an Urban Design District\* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
- Planned Development (PD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Planned Residential Complex

**B. Signage:**

- Comprehensive Design Review\* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)
- Street Graphics Variance\* (public hearing-\$300 fee)

**C. Other:**

Please specify: \_\_\_\_\_

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

Applicant Name: Chris Johnson Company: CA Ventures  
 Street Address: 161 N Clark St #4900 City/State: Chicago, IL Zip: 60601  
 Telephone: (312)952-4867 Fax: ( ) Email: cjohnson@ca-studentliving.com

Project Contact Person: Melissa Huggins Company: Urban Assets  
 Street Address: 16 N Carroll Street Suite 530 City/State: Madison, WI Zip: 53703  
 Telephone: (608) 345-0996 Fax: ( ) Email: melissa@urbanassetsconsulting.com

Project Owner (if not applicant): \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: ( ) Fax: ( ) Email: \_\_\_\_\_

**4. Applicant Declarations:**

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin on 11/06/14.

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant Melissa Huggins Relationship to Property Consultant  
 Authorized Signature [Signature] Date 11/12/14



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ARCHITECTURAL



## Project Summary

114 Bedford is a contextually cohesive student housing community located in Madison Wisconsin on the busy neighborhood corner of Mifflin Street and Bedford Street. This 225,000 SF CM At-Risk project boasts a total of 185 units, the project is positioned to serve both the growing student body of the University of Wisconsin, and the expanding percentage of young professionals looking for housing in this popular neighborhood. Two parking levels on site provide space for three types of parking- 105 typical parking spaces, 56 moped spaces, and 239 covered + 22 open bike spaces for a total of 261 bike spaces. The project provides 353 beds with a planned 60% student / 40% young professional mix. Implementing Madison's mission of environmental responsibility, 114 Bedford promotes a healthy living environment for its residents and displays respect for its neighbors.

## The Site

This project is located in the Mifflin West District neighborhood at the Southeast corner of the University of Wisconsin perimeter in the Capitol Neighborhood Inc. district. The .88 acre site currently hosts Negus Container CO, Corrugated Boxes, which is a 14,277 SF commercial use building. The development of this underutilized site will provide an opportunity for the neighborhood to have a completed streetscape presence along Bedford, and promote density consistent with current zoning in this area.

## Key Focuses

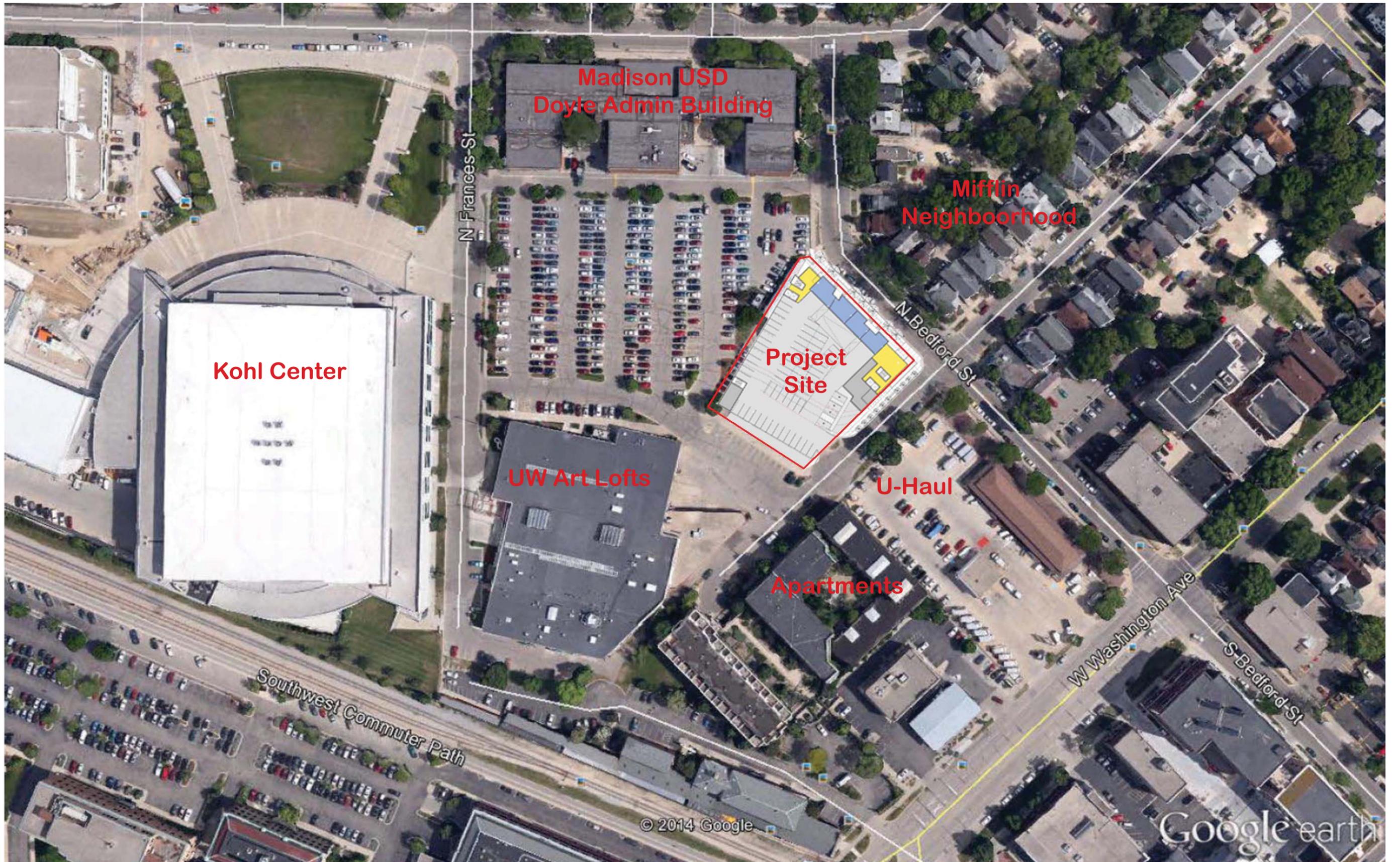
Some key elements of the Mifflin Neighborhood were incorporated early in the design of the project. The project team sought to enhance the quality of the neighborhood fabric by studying and emulating elements such as the streetscape, walkability, front porch presence, residential scale, and - for the cooler winter months- sheltered entry areas. Two story townhomes, with front door access along Bedford, create a connection to the neighboring buildings and support continuity of street activity, while the overall massing of the project react to its surrounding context cues.

Through the use of native planting, the project's landscape design will reduce the use of irrigation as much as possible, through use of rain gardens and roof level planters that will promote outdoor activity and gathering spaces for the residents. Visual connections to the Lakes from inside of the building will be enhanced by floor to ceiling windows that will also act as additional ventilation and circulation reinforcing the idea of healthy living.

Walkability and the use of alternative transportation is encouraged. Proximity to several university and city bus stops, including a bus stop on site, allows for easy access to the entire city. Additionally, much of on-site parking is dedicated to alternative transportation including mopeds, motorcycles, and bikes.

Through attention to programmatic detail, awareness of budgetary constraints, and promotion of environmental and contextual stewardship, 114 Bedford will accomplish the vision of the City, the neighborhood, and the residents to provide a new student housing center. 114 Bedford will stand as a regional model for student housing excellence in Wisconsin.





**EXISTING SITE CONDITIONS**

Address/Existing Use	114 North Bedford St Negus Container Co Corrugated Boxes Commercial (14,277 square feet)
Aldermanic District	District 4 Alder Mike Verveer
Neighborhood Association	Capitol Neighborhood Inc Association
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	State Street District Downtown Core / Mixed Use
Comp. Plan Designation	State Street District
Development Schedule	Early 2015 Construction Start 14-18 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 Washinton Ave**  
U-Haul  
65,340 square feet



**Mifflin Street / Neighborhood**  
1-3 story Single Family Residential



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



**City of Madison Property Information**

**Property Address:** 114 N Bedford St

**Parcel Number:** 070923229318

LEGAL DESCRIPTION

**Information current as of:** 11/11/14 12:00AM

**Notice:** This description may be abbreviated and is for assessment purposes only. It should not be used to transfer property

Lot Number: 0

Block: 0

UNIVERSITY ADDITION TO MADISON, PART OF OUTLOT 6; ORIGINAL PLAT, BLK 23, PRT OF LOTS 9, 10, 11 & 12; FULLY DESC AS FOL: COM AT INTERS OF S LN OF W DAYTON ST & W LN OF N BEDFORD ST, TH S 00 DEG 04 MIN 37 SEC W 253.56 FT TO POB, TH S 47 DEG 46 MIN 11 SEC E 190.6 FT, TH S 44 DEG 41 MIN 35 SEC W 208.32 FT TO PT ON CUR, TH ALG CUR TO LEFT, RAD 468.79 FT, CHRD BRS N 56 DEG 56 MIN 20 SEC W 115.61 FT TO PT OF CUR, TH ALG CUR TO LEFT, RAD 1795.35 FT, CHRD BRS N 64 DEG 20 MIN 27 SEC W 31.36 FT, TH N 29 DEG 52 MIN 27 SEC E 226.5 FT, TH N 79 DEG 56 MIN 20 SEC E 18 FT TO POB

Property Information Questions?

**Assessor's Office**

210 Martin Luther King, Jr. Boulevard, Room 101

Madison, Wisconsin 53703-3342

Phone: (608) 266-4531

Email: [assessor@cityofmadison.com](mailto:assessor@cityofmadison.com)

**ROOM LEGEND**

- Amenity
- Parking Garage
- Service
- Townhome

**Total Unit and Bed Count**

Floor 1:	Units	4
	Beds	8
Floor 2:	Units	23
	Beds	44
Floor 3:	Units	27
	Beds	50
Floor 4:	Units	27
	Beds	50
Floor 5:	Units	13
	Beds	27
Floor 6:	Units	23
	Beds	42
Floor 7:	Units	23
	Beds	42
Floor 8:	Units	23
	Beds	42
Floor 9:	Units	11
	Beds	24
Floor 10:	Units	11
	Beds	24

Total:	Units	185
	Beds	353

**Floor 1 Units**

Units	4
Beds	8

**Moped/Motorcycle Parking Count**

Parking Level 1	32
Mezzanine	24

*Total*                      56

**Parking Count**

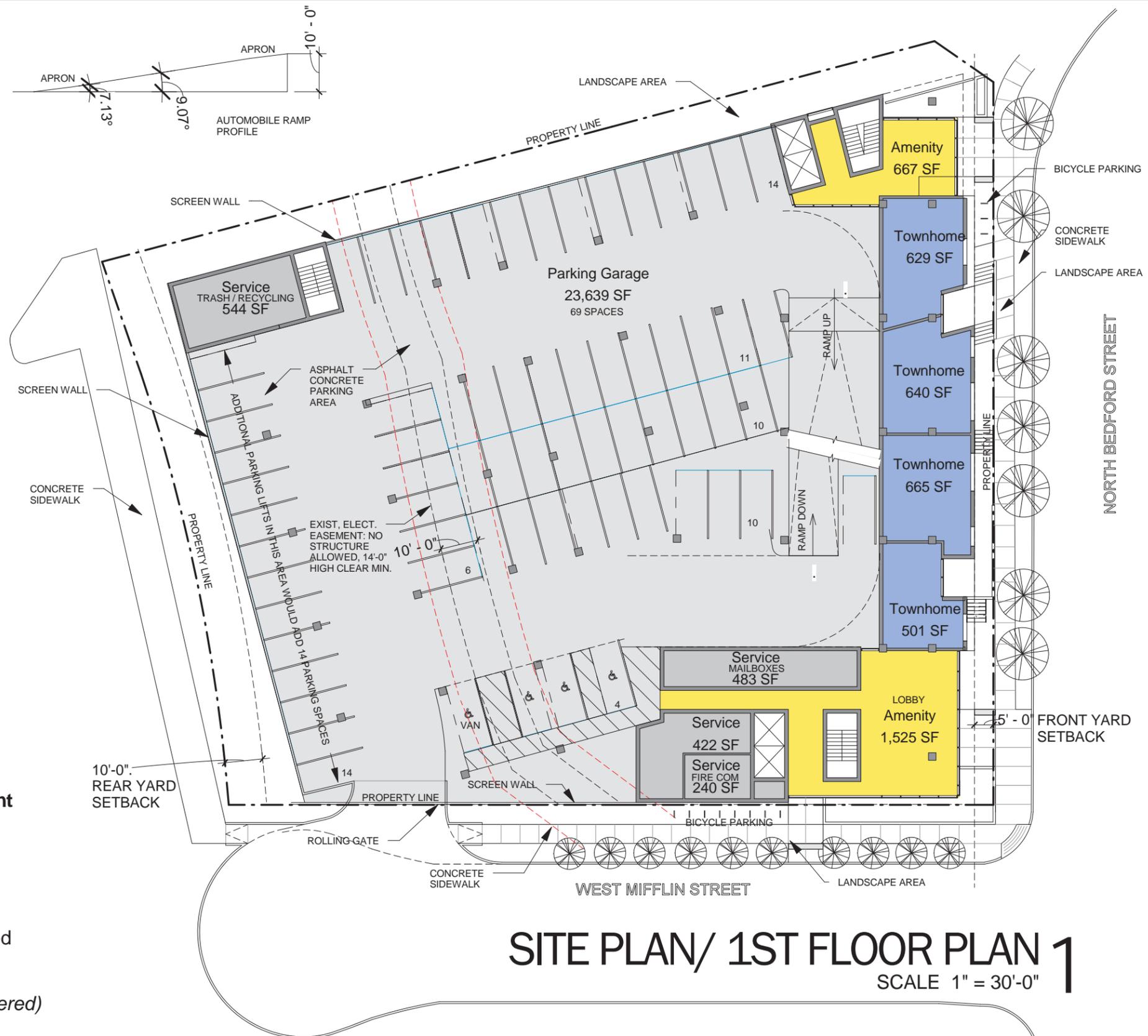
Ground Level	69
Parking Mezzanine	36

**Bicycle Parking Count**

Ground Level	22 uncovered
Parking Level 1	239 covered

*Total*                      105

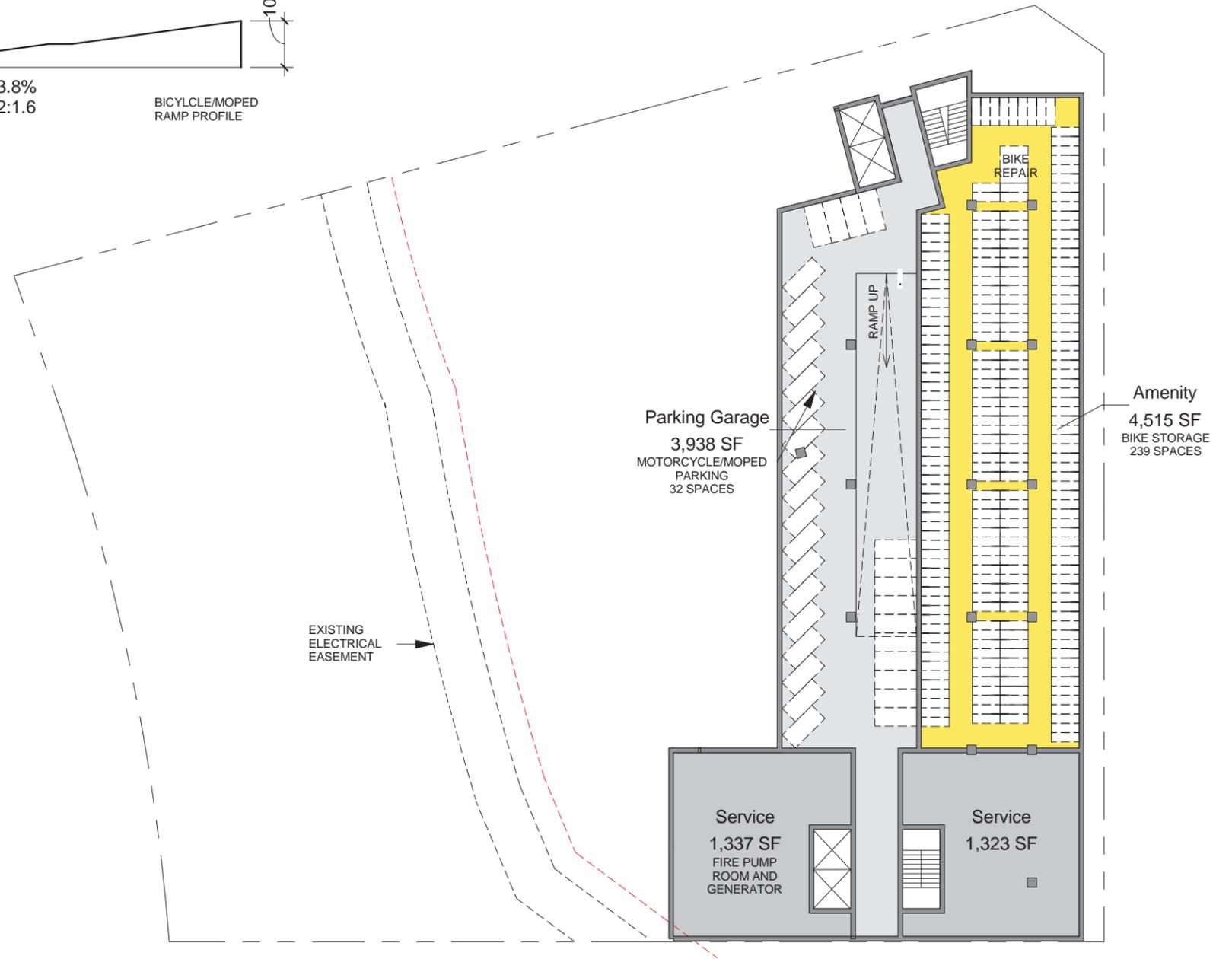
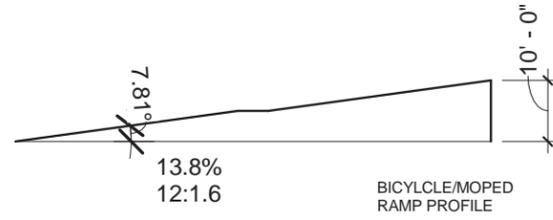
*Total*                      261 (239 covered)



**SITE PLAN/ 1ST FLOOR PLAN 1**  
SCALE 1" = 30'-0"

ROOM LEGEND

- Amenity
- Parking Garage
- Service



# FLOOR P1 (BELOW GRADE PARKING) 1

SCALE 1" = 30'-0"

MEZZANINE FLOOR PLAN

ROOM LEGEND

- Amenity
- Parking Garage
- Service



**MEZZANINE 1**  
SCALE 1" = 30'-0"

SECOND FLOORPLAN

ROOM LEGEND

- 1 Bed 1 Bath
- 2 Bed 2 Bath
- 4 Bed 4 Bath
- Amenity
- Outdoor Patio
- Service
- Studio
- Townhome



**Floor 2 Units**  
 Units 27  
 Beds 44

**FLOOR 2 1**  
 SCALE 1" = 30'-0"

ROOM LEGEND

- 1 Bed 1 Bath
- 2 Bed 2 Bath
- 4 Bed 4 Bath
- Service
- Studio



**Floor 3 Units**  
 Units 27  
 Beds 50

**Floor 4 Units**  
 Units 27  
 Beds 50

**FLOOR 4 (3 SIM) 1**  
 SCALE 1" = 30'-0"

FIFTH FLOORPLAN

ROOM LEGEND

- 1 Bed 1 Bath
- 2 Bed 2 Bath
- 4 Bed 4 Bath
- Amenity
- Outdoor Patio
- Service
- Studio



**Floor 5 Units**  
 Units 13  
 Beds 27

**FLOOR 5 1**  
 SCALE 1" = 30'-0"

ROOM LEGEND

- 1 Bed 1 Bath
- 2 Bed 2 Bath
- 4 Bed 4 Bath
- Service
- Studio



<b>Floor 6 Units</b>	
Units	23
Beds	42
<b>Floor 7 Units</b>	
Units	23
Beds	42
<b>Floor 8 Units</b>	
Units	23
Beds	42

**FLOOR 6 (7-8 SIM) 1**  
SCALE 1" = 30'-0"

ROOM LEGEND

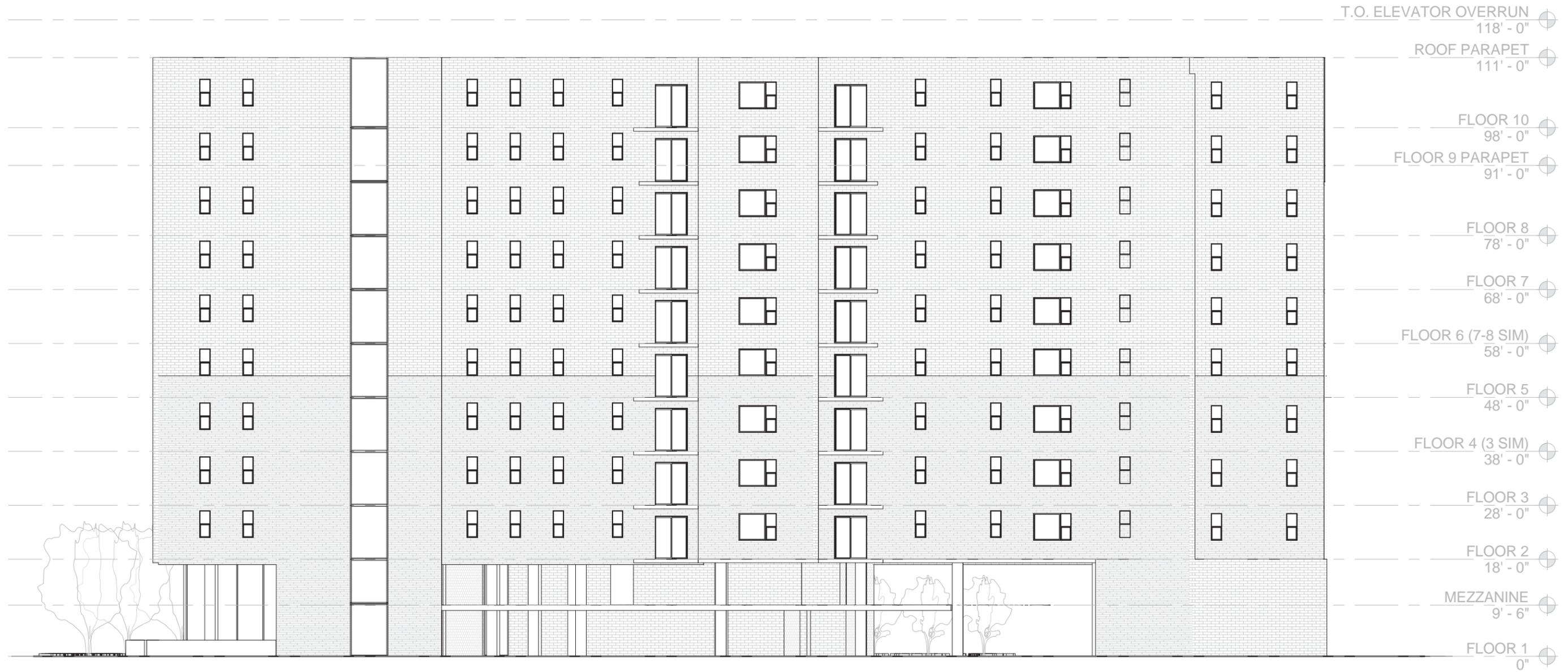
- 1 Bed 1 Bath
- 2 Bed 2 Bath
- 4 Bed 4 Bath
- Service
- Studio



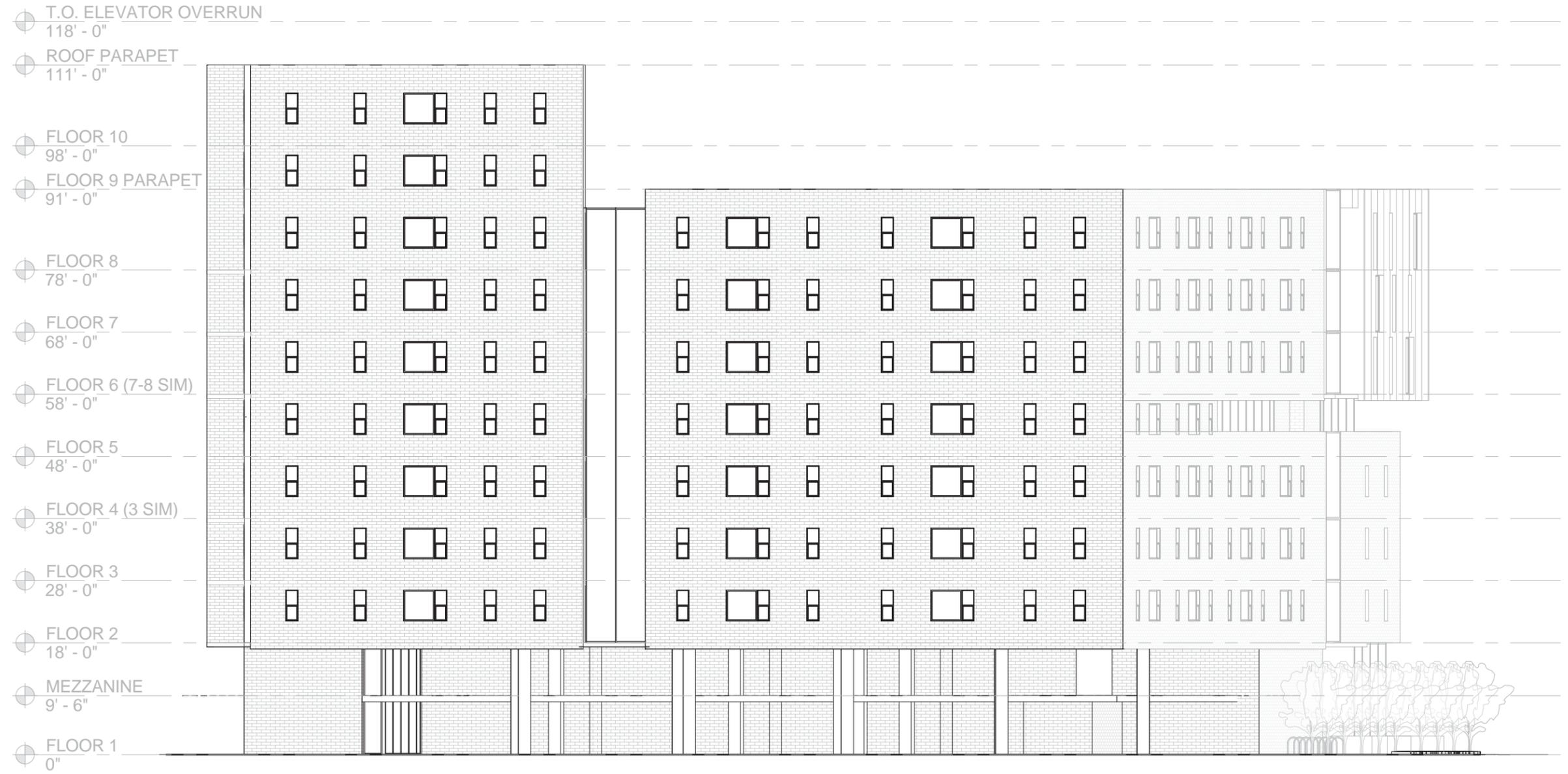
**Floor 9 Units**  
 Units 11  
 Beds 24

**Floor 10 Units**  
 Units 11  
 Beds 24

**FLOOR 9 (10 SIM) 1**  
 SCALE 1" = 30'-0"







T.O. ELEVATOR OVERRUN  
118' - 0"

ROOF PARAPET  
111' - 0"

FLOOR 10  
98' - 0"

FLOOR 9 PARAPET  
91' - 0"

FLOOR 8  
78' - 0"

FLOOR 7  
68' - 0"

FLOOR 6 (7-8 SIM)  
58' - 0"

FLOOR 5  
48' - 0"

FLOOR 4 (3 SIM)  
38' - 0"

FLOOR 3  
28' - 0"

FLOOR 2  
18' - 0"

MEZZANINE  
9' - 6"

FLOOR 1  
0"

