

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: <u>April 15, 2008</u>	Action Requested
UDC MEETING DATE: <u>April 22, 2008</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 2 S. Bedford Street

ALDERMANIC DISTRICT: Michael Verveer- District #4

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Jim Meier/ Badger Bus

Knothe & Bruce Architects, LLC

5501 Femrite Drive

7601 University Avenue, Suite 201

Madison, WI

Middleton, Wisconsin 53562

CONTACT PERSON: J. Randy Bruce/Knothe & Bruce Architects, LLC

Address: 7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: rbruce@knothebruce.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 50,000 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)

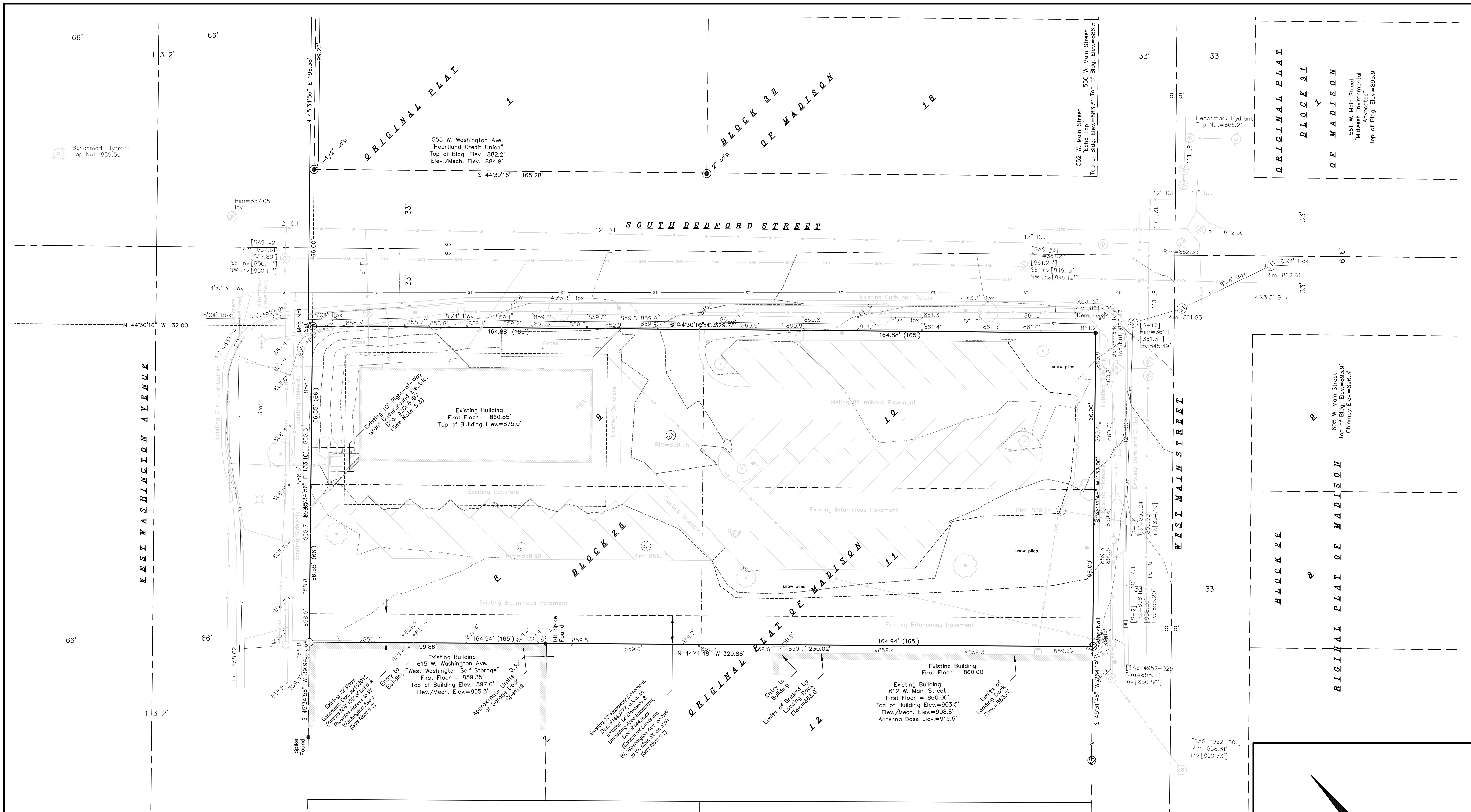
(See Section D for:)

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

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

Exhibit A
Legal Description

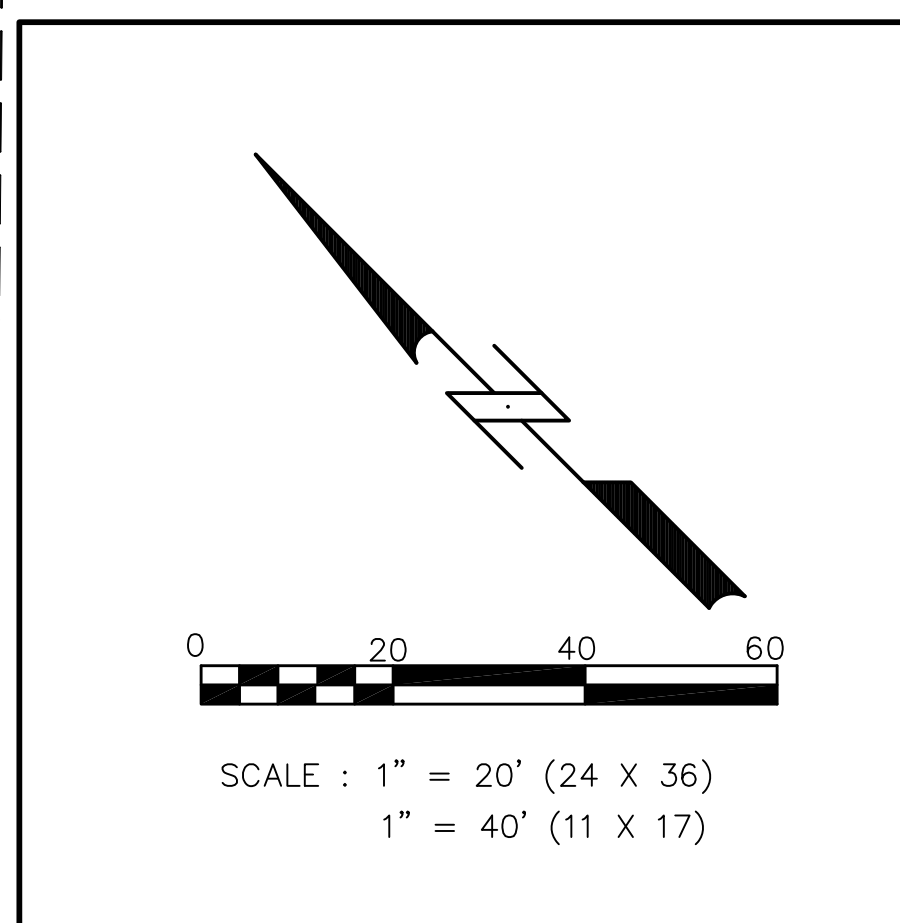
**Lots 8, 9, 10 & 11, Block 25, Original Plat of Madison, Dane
County, Wisconsin**



LEGEND

• 3/4" SOLID IRON ROD FOUND	— OVERHEAD UTILITY LINE	⊙ STORM MANHOLE	⊕ STOPLIGHT
● 1-1/4" SOLID IRON ROD FOUND	— BURIED GAS LINE	⊙ MANHOLE	⊕ ELECTRIC PEDESTAL
⊙ MAG NAIL FOUND	— WATER MAIN	⊙ WATER VALVE	⊕ TV PEDESTAL
× CHISELED "X" FOUND	— SANITARY SEWER	⊙ STORM "H" INLET	⊕ TELEPHONE PEDESTAL
⊙ 1" OUTSIDE DIAMETER IRON PIPE FOUND (UNLESS OTHERWISE NOTED)	— STORM SEWER	⊙ STORM INLET	⊕ PROPERTY IRON FOUND
○ 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.	— BURIED ELECTRIC LINE	⊙ UTILITY POLE	⊕ HYDRANT
() INDICATES RECORDED AS	— BURIED CABLE TELEVISION LINE	⊙ LIGHT POLE	⊕ SIGN
	⊙ TELEPHONE MANHOLE	⊕ HANDICAP PARKING STALL	
	⊙ SANITARY MANHOLE	⊕ GUY WIRE	

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.



DATE: 01-22-2009
 REVISIONS:
 DATE: 01-27-2009
 DATE: 02-02-2009

2 SOUTH BEDFORD STREET
 EXISTING SITE TOPOGRAPHY

Calkins Engineering, LLC
 Civil Engineers & Land Surveyors

SHEET
 C-1.2

P:\PROJECTS\KIKBA11\Design\KBA11-Base.dwg

Calkins Engineering, LLC
 5010 Voges Road
 Madison, WI 53718
 (608) 838-0444

ORIGINAL PLAT
 BLOCK 31
 OF MADISON
 551 W. Main Street
 Midwest Environmental
 Advocates
 Top of Bldg. Elev.=895.9'

ORIGINAL PLAT
 BLOCK 26
 OF MADISON
 605 W. Main Street
 Top of Bldg. Elev.=893.9'
 Chimney Elev.=896.3'

ORIGINAL PLAT
 555 W. Washington Ave.
 "Heartland Credit Union"
 Top of Bldg. Elev.=882.2'
 Elev./Mech. Elev.=884.8'

ORIGINAL PLAT
 BLOCK 32
 OF MADISON

552 W. Main Street
 Echo Top
 Top of Bldg. Elev.=883.5'
 Top of Bldg. Elev.=885.5'

Benchmark Hydrant
 Top Nut=859.50

Benchmark Hydrant
 Top Nut=866.21

Benchmark Hydrant
 Top Nut=861.27

Benchmark Hydrant
 Top Nut=859.24

Benchmark Hydrant
 Top Nut=858.74

[SAS 4952-001]
 Rim=858.81'
 Inv.[850.73']

[SAS #2]
 Rim=857.51'
 SE Inv.[857.80']
 NW Inv.[850.12']

[SAS #3]
 Rim=861.23'
 SE Inv.[861.20']
 NW Inv.[849.12']

[ADJ-6]
 Rim=861.40'
 (Remove)

[S-17]
 Rim=861.12'
 Inv.[845.49']

[S-2]
 Rim=859.24'
 Inv.[854.19']

Existing Building
 615 W. Washington Ave.
 "West Washington Self Storage"
 First Floor = 859.35'
 Top of Building Elev.=897.0'
 Elev./Mech. Elev.=905.3'

Existing Building
 612 W. Main Street
 First Floor = 860.00'
 Top of Building Elev.=908.8'
 Elev./Mech. Elev.=919.5'

Existing Building
 First Floor = 860.85'
 Top of Building Elev.=875.0'

Existing 12" Water
 Easement, Doc. #202012
 (Wicks Hwy. 100' of L.O.B. &
 Power Line Access to W.
 Washington Ave.)
 (See Note 5.2)

Existing 12" Roadway Easement,
 Doc. #142777 a.k.a. an
 Existing 12" Driveway &
 Driveway Area Easement,
 (Easement 12' Area on NW
 W. Washington Ave. on NW
 (See Note 5.2)

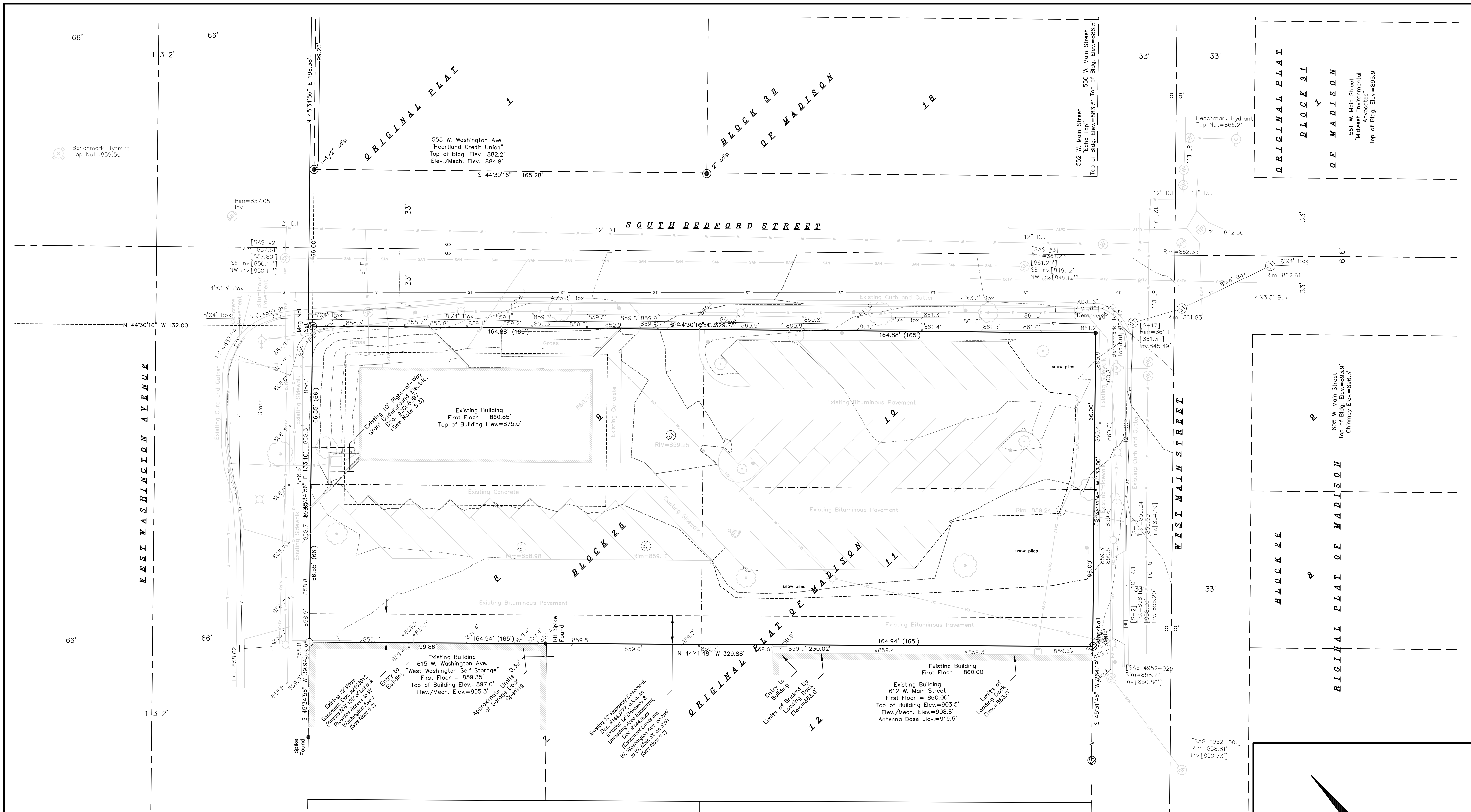
Entry to
 Building
 of Block 12
 Elev.=893.0'

Limits of
 Loading Dock
 Elev.=863.0'

Existing 10" Right-of-Way
 Grant Undergr. Electric
 (See Note 5.3)

Entry to
 Building
 of Block 12
 Elev.=893.0'

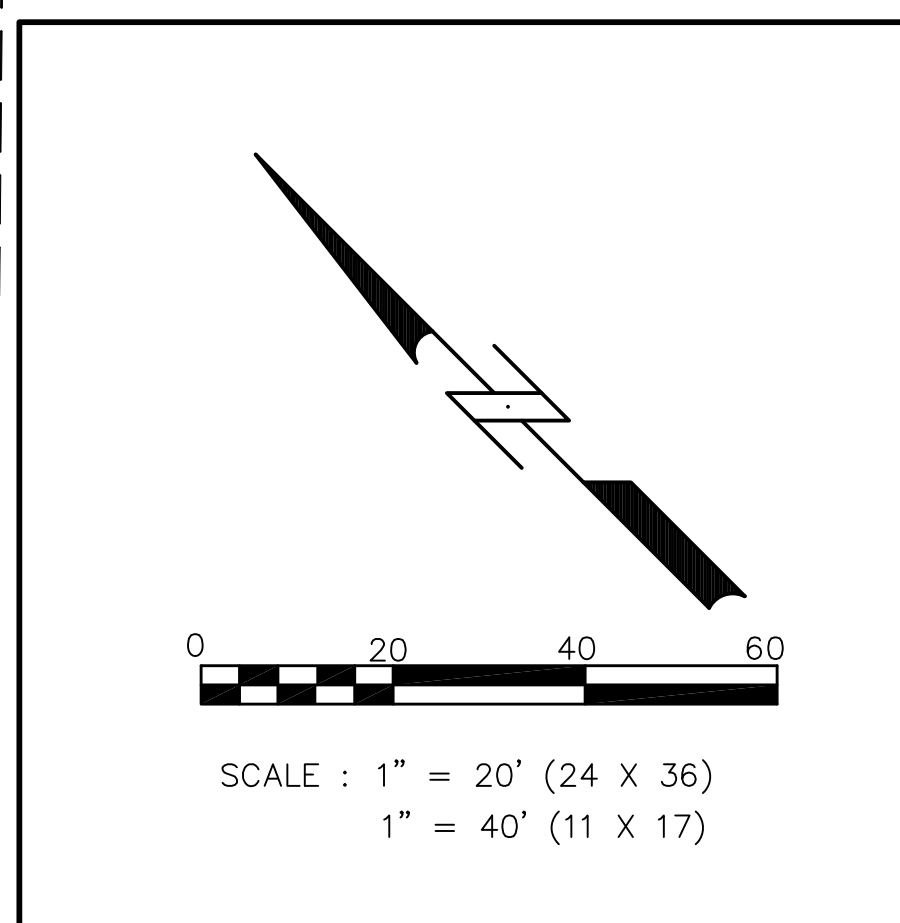
Limits of
 Loading Dock
 Elev.=863.0'



LEGEND

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DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.



DATE: 01-22-2009

REVISIONS:

DATE: 01-27-2009

DATE: 02-02-2009

2 SOUTH BEDFORD STREET
EXISTING SITE TOPOGRAPHY



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Calkins Engineering, LLC
Civil Engineers & Land Surveyors

SHEET
C-1.2

Consultant

Notes

1.  = 26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 30'.
2.  = 20' TO 28' WIDE FIRE LANE. (SEE PLAN FOR ACTUAL WIDTH).

Revisions

GDP-SIP Submittal - April 15, 2004

Project Title

The Depot

2 S. Bedford Street

Drawing Title
Fire Dept. Access Plan

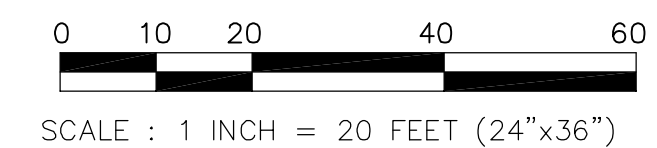
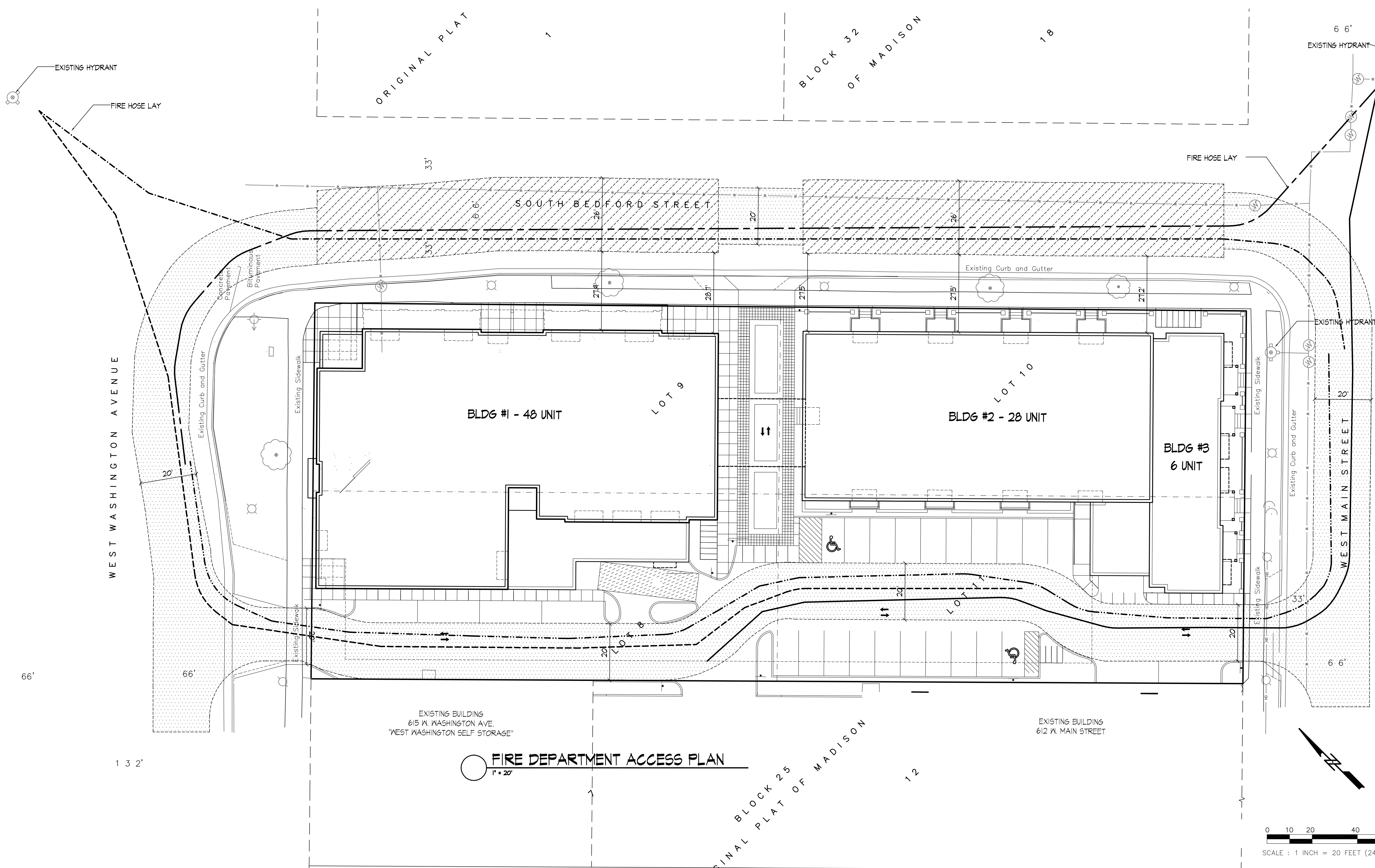
Project No.

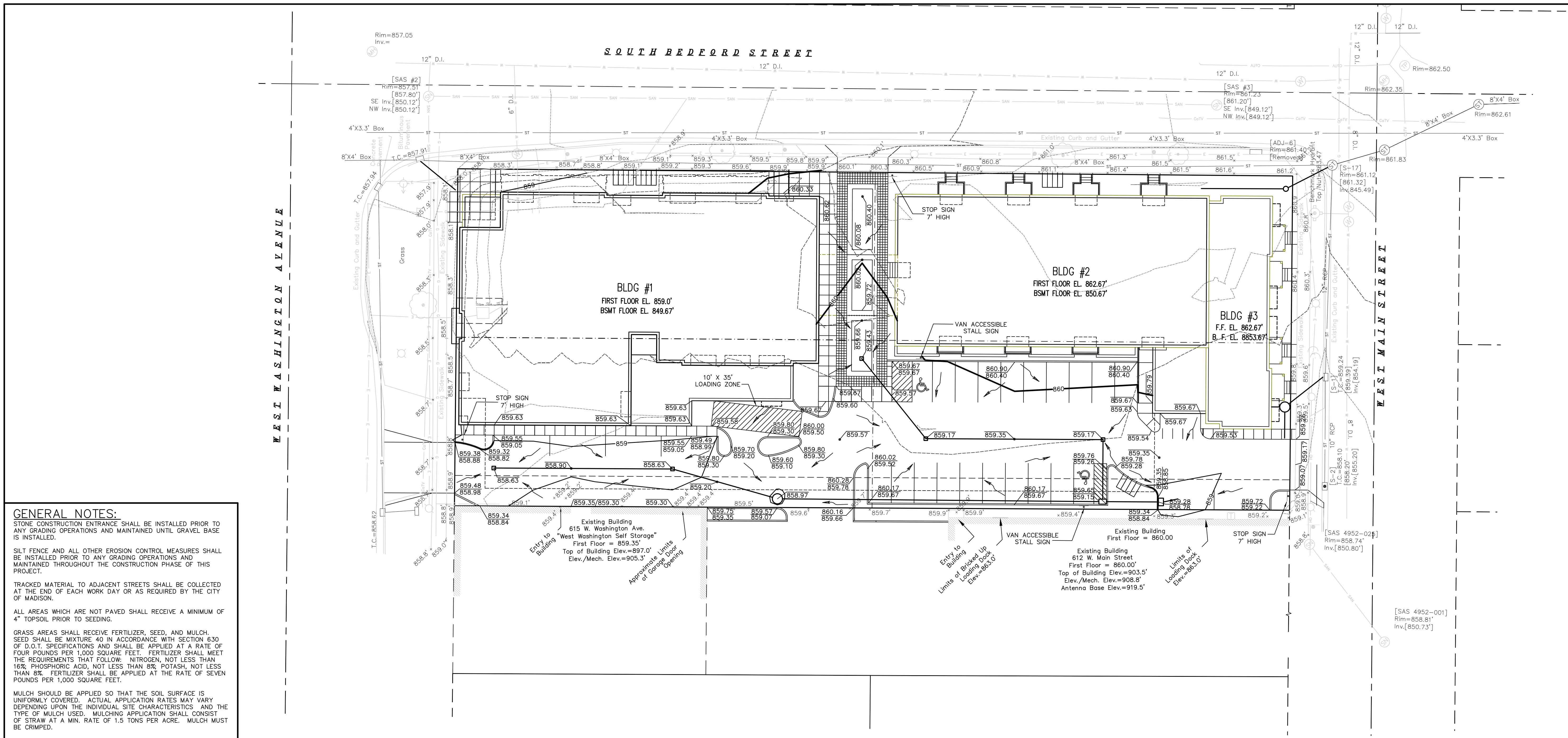
0842

Drawing No.

C-1.3

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GENERAL NOTES:
 STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED UNTIL GRAVEL BASE IS INSTALLED.

SILT FENCE AND ALL OTHER EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT.

TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORK DAY OR AS REQUIRED BY THE CITY OF MADISON.

ALL AREAS WHICH ARE NOT PAVED SHALL RECEIVE A MINIMUM OF 4" TOPSOIL PRIOR TO SEEDING.

GRASS AREAS SHALL RECEIVE FERTILIZER, SEED, AND MULCH. SEED SHALL BE MIXTURE 40 IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS AND SHALL BE APPLIED AT A RATE OF FOUR POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF SEVEN POUNDS PER 1,000 SQUARE FEET.

MULCH SHOULD BE APPLIED SO THAT THE SOIL SURFACE IS UNIFORMLY COVERED. ACTUAL APPLICATION RATES MAY VARY DEPENDING UPON THE INDIVIDUAL SITE CHARACTERISTICS AND THE TYPE OF MULCH USED. MULCHING APPLICATION SHALL CONSIST OF STRAW AT A MIN. RATE OF 1.5 TONS PER ACRE. MULCH MUST BE CRIMPED.

PUMPING OF WATER FROM FOUNDATION AREA DURING CONSTRUCTION SHALL NOT EXCEED A RATE OF 70 GALLONS PER MINUTE. SUMP PUMP SHALL BE PLACED ON A CLEAR STONE BEDDING AND A CLOTH/MESH SOCK SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEDIMENT LOSS.

ALL EROSION AND SEDIMENT CONTROL MEASURES AND STRUCTURES SHALL BE INSPECTED AT LEAST WEEKLY AND WITHIN 24 HOURS AFTER A 0.5 INCH OR GREATER RAINFALL EVENT. ALL NECESSARY MAINTENANCE SHALL FOLLOW WITHIN 24 HOURS OF THE INSPECTION.

FOR THE FIRST SIX WEEKS AFTER THE INITIAL STABILIZATION OF A DISTURBED AREA, PROVISIONS SHALL BE MADE FOR WATERING WHENEVER MORE THAN SEVEN DAYS OF DRY WEATHER ELAPSE.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND REPAIRED BY THE CONTRACTOR, IF NECESSARY, EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.5" OR GREATER. ALL NECESSARY MAINTENANCE SHOULD FOLLOW THE INSPECTIONS WITHIN 24 HOURS.

ALL INLETS SHALL HAVE TYPE "D" PROTECTION DURING CONSTRUCTION.

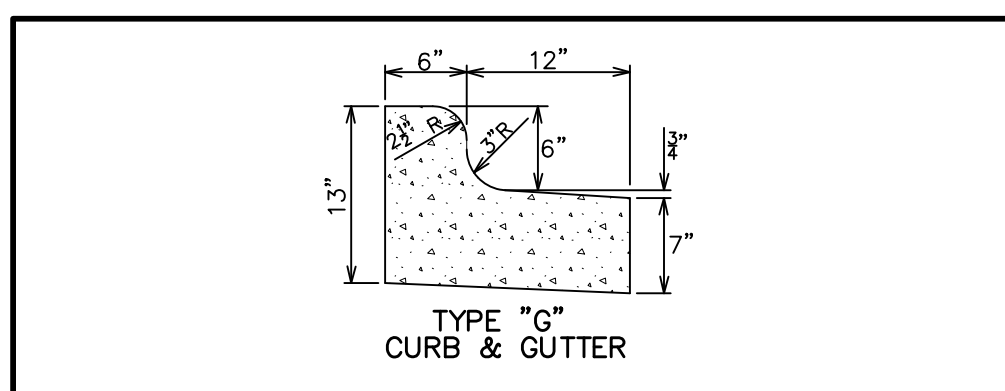
FILTER FABRIC FOR INLET BAGS SHALL MEET THE REQUIREMENTS OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION PRODUCT ACCEPTABILITY LIST, TYPE "D", OR EQUAL, AND SHALL BE ULTRAVIOLET STABILIZED.

INSTALL EROSION CONTROL MEASURES:
 BEGIN CONSTRUCTION:
 GRAVEL BASE COURSE INSTALLATION COMPLETED:

NOTE: AN EROSION CONTROL PERMIT EXTENSION SHALL BE FILED WITH THE CITY OF MADISON PRIOR TO THE GRAVEL BASE COURSE INSTALLATION DATE INDICATED ABOVE IF THIS DATE WILL NOT BE MET. CONTRACTOR SHALL NOTIFY ENGINEER IF AN EXTENSION IS NECESSARY.

LEGEND:

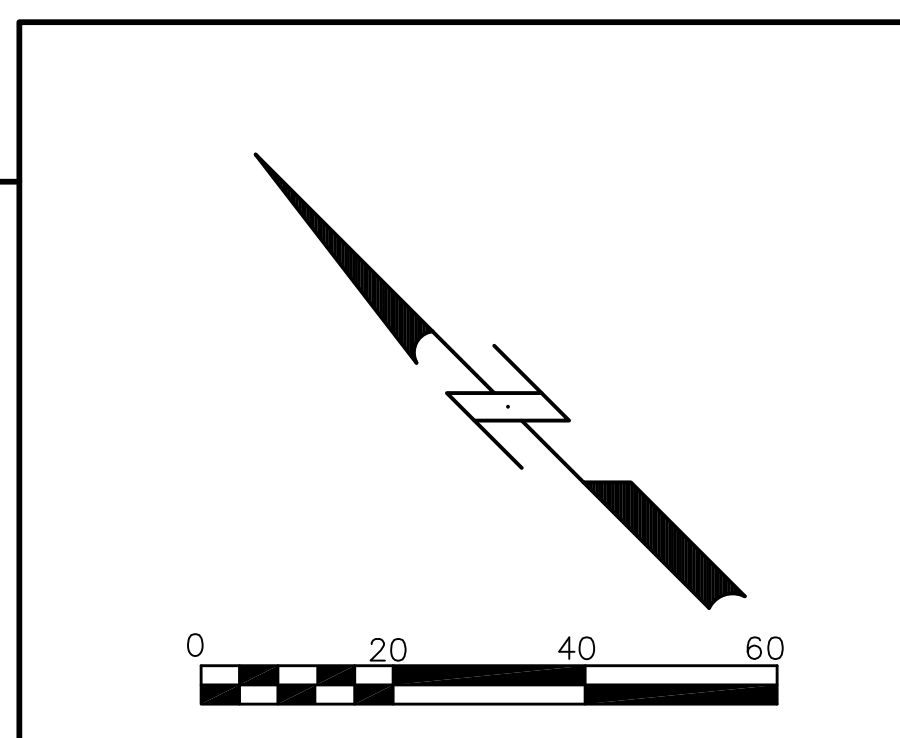
900.00	= PROPOSED SPOT ELEVATION
X 900.0	= EXISTING SPOT ELEVATION
	= STONE CONSTRUCTION ENTRANCE
	= SILT FENCE



LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.

EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS OR CURVES OF RADIUS 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK.

IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.



Calkins Engineering, LLC
 5010 Voges Road
 Madison, WI 53718
 (608) 838-0444

DATE: 04-07-09

REVISIONS:

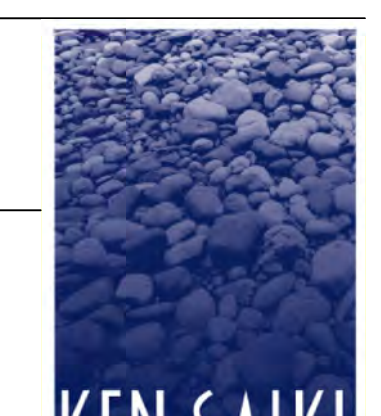
2 SOUTH BEDFORD STREET
 GRADING PLAN

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Calkins Engineering, LLC
 Civil Engineers & Land Surveyors

SHEET
 C-2.1

Consultant



KEN SAKI
DESIGN INC

LANDSCAPE ARCHITECTS

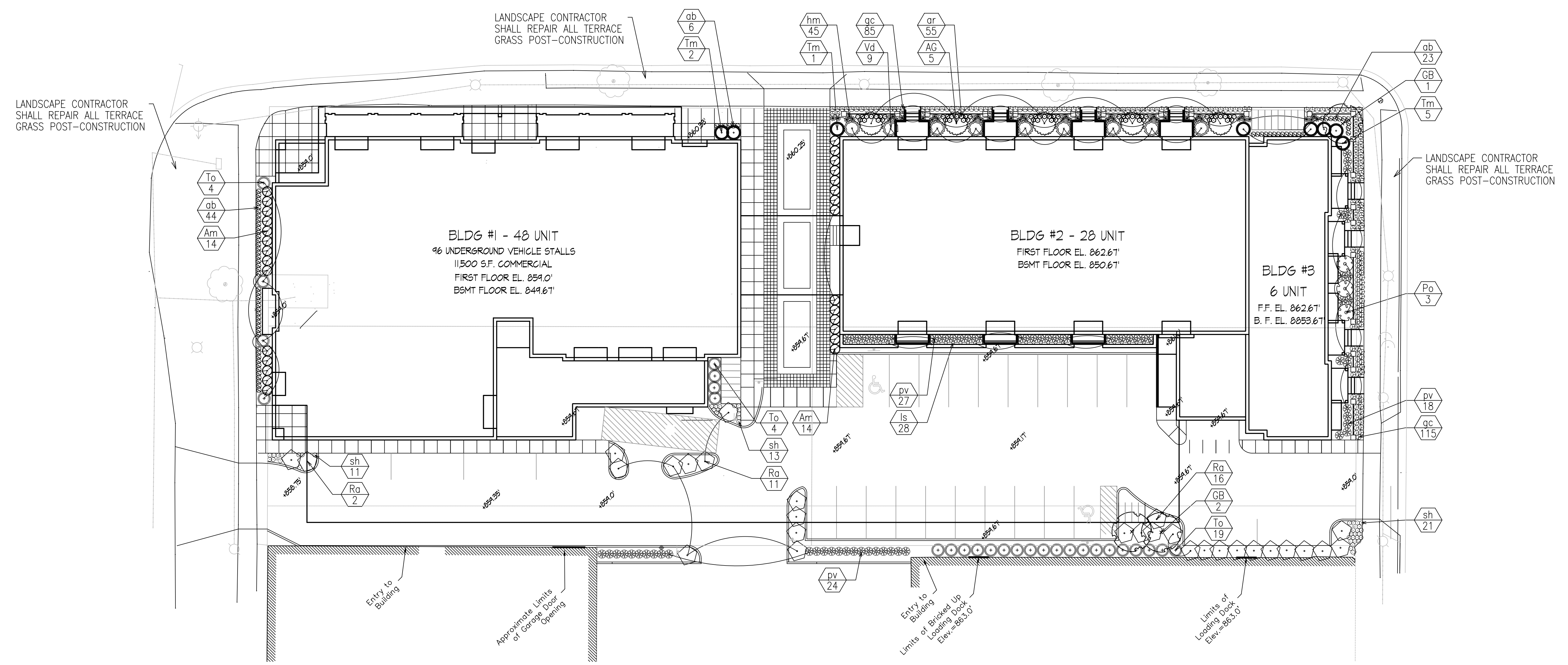
303 S. PATERSON
SUITE ONE
MADISON, WI 53703
Phone: 608 251-3600
Fax: 608 251-2330
www.ksd-la.com

Notes

1. SEE SHEET L-4.2 FOR PLANTING DETAILS & PLANT LIST

Revisions

GDP-SIP Submittal - April 15, 2009

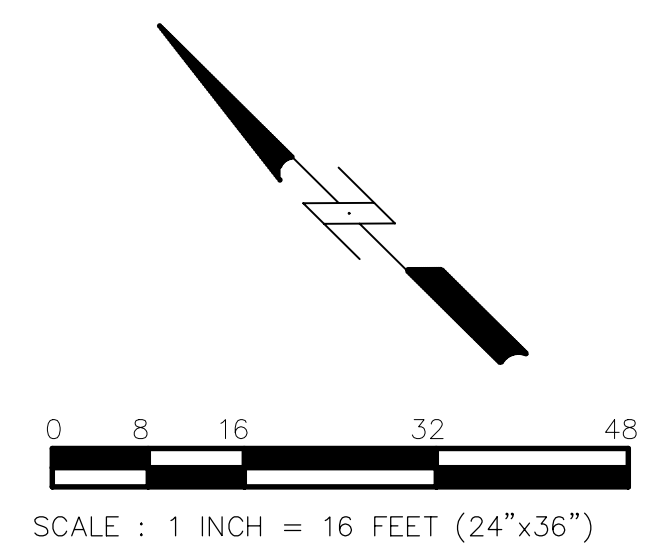


PLANTING PLAN
1" = 16'-0"

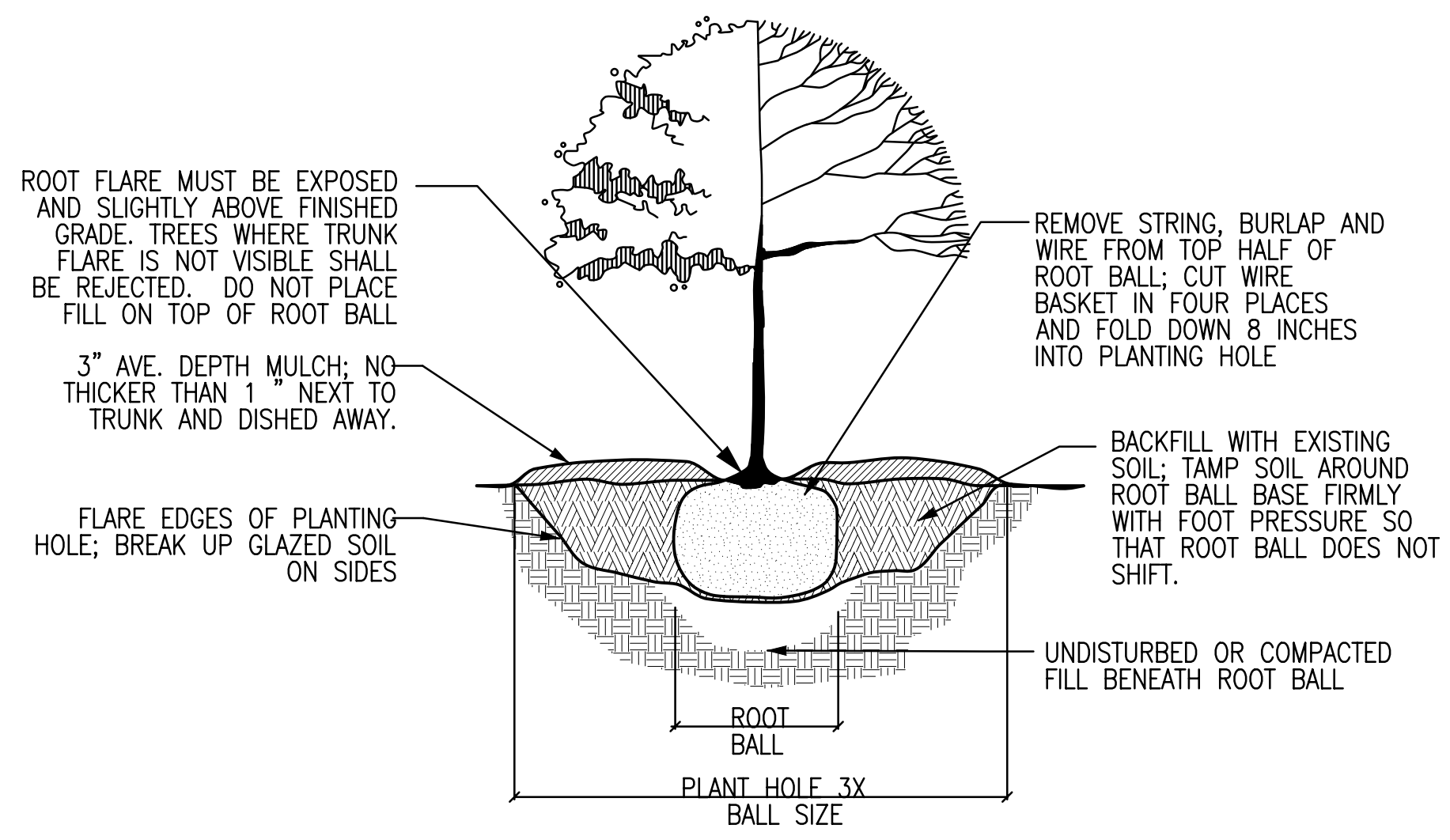
Project Title
The Depot

2 S. Bedford Street
Drawing Title
Planting Plan

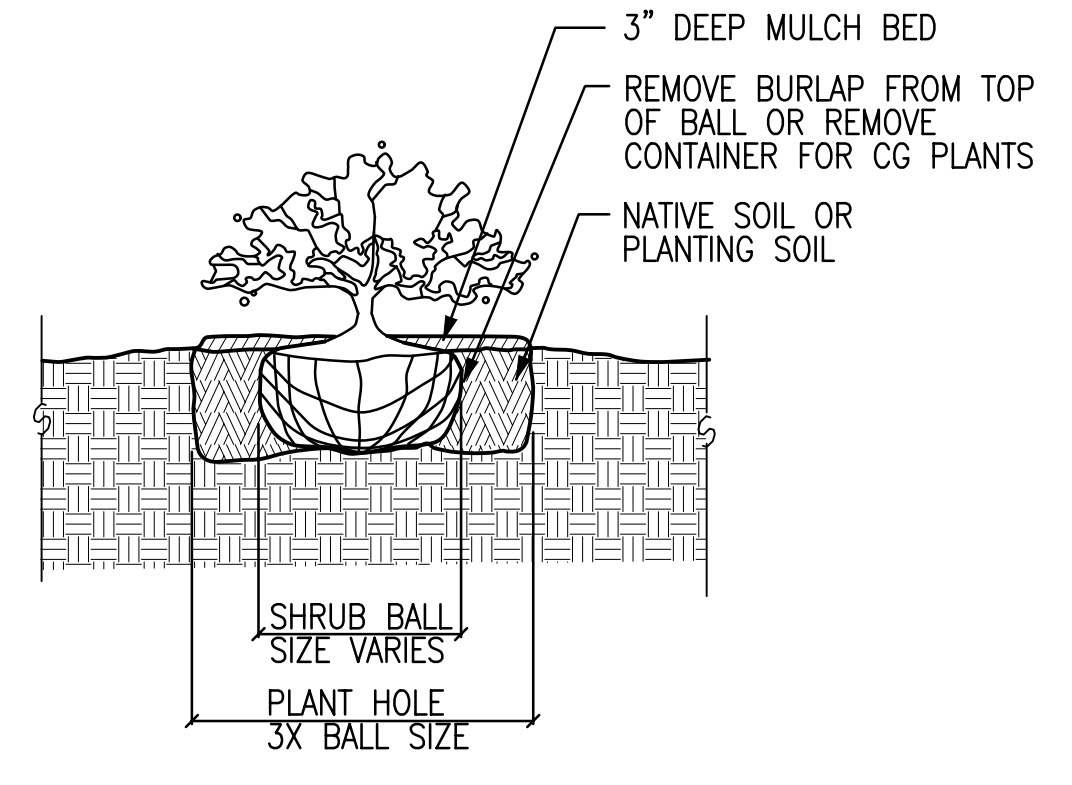
Project No. 0842 Drawing No. L-4.1



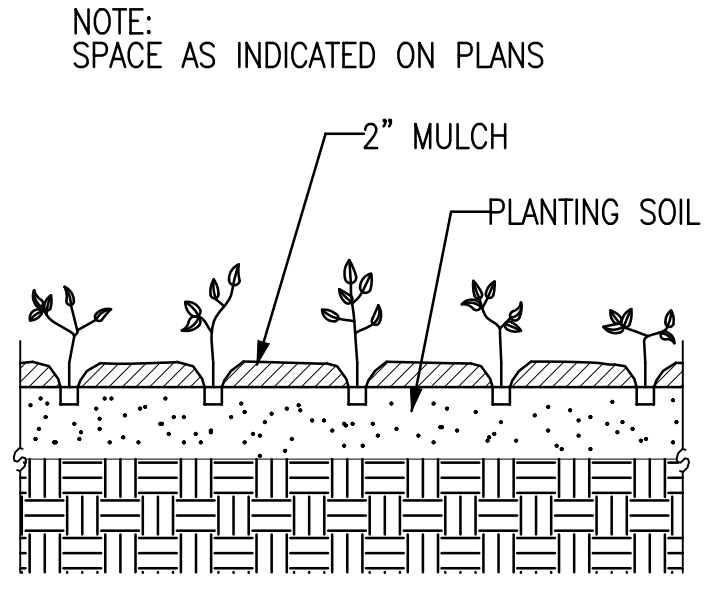
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○ TREE PLANTING DETAIL
NTS



○ SHRUB PLANTING DETAIL
NTS



○ PERENNIAL PLANTING DETAIL
NTS

NOTES:

- TOPSOIL
1. Topsoil shall be clean salvaged or imported material capable of passing the 1" sieve and meeting the requirements of Section 625.2(1) of the Standard Specifications for Highway Construction. The material shall be free of rocks, gravel, wood, debris, and of noxious weeds and their seeds.
 2. Remove all rocks, debris, and litter from the site and all planting/seeding/sodding areas. Till or disc the subsoil to a depth of 6-8" to allow aeration. Provide a minimum of 6" topsoil in all lawn areas. Provide a minimum of 12" topsoil in all plant beds.
 3. Topsoil shall be amended with compost: lawn areas 1 1/2", plant beds 3". Apply to the soil surface and till in.

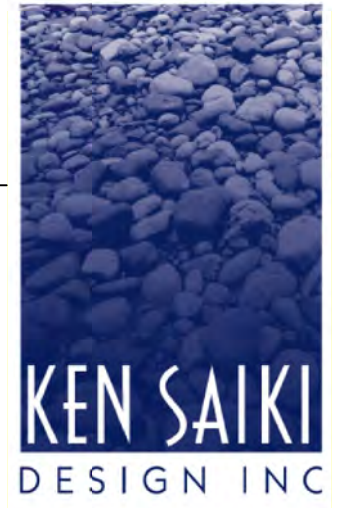
PLANTS

1. See Sheet L-4.1 for planting plan & plant list.
2. All plant material shall conform to the American Standards of Nursery Stock.
3. Contact Landscape Architect, in writing, to request any plant material substitutions.
4. Trees and shrubs shall have superior form, compactness, and symmetry. Damaged trees and shrubs, by weather, insects, fungus, knots, abrasions, or cut limbs or leaders and trees with multiple leaders, unless specified otherwise, will be rejected.
5. Trees and shrubs shall have healthy, well-developed root systems, free from physical damage.
6. All plant material shall be guaranteed for one (1) year from time of installation. Only one replacement per plant shall need to be made.
7. All plant beds shall be mulched per planting details with shredded bark, free of material detrimental to healthy plant growth.
8. All plant beds shall have a shovel-cut edge. See detail 2/L-1.2
10. Maintenance for plant material shall be 30 days. Plants shall be watered, staked, pruned, dead-headed; plant beds shall be weeded. Apply pre-emergent herbicide to all mulch beds at completion of installation.

LAWNS & GRASSES

1. The Contractor shall guarantee the germination of seed installed during the regular seeding season (May 1 - October 15).
2. Grass seed shall meet the requirements of Section 630.2.1 of Standards Specifications for Highway Construction. Lawn seed mix shall consist of a minimum of 3 improved varieties of Kentucky Bluegrass, 25% creeping red or chewing fescue, and a minimum of 2 improved varieties of turf-type perennial rye grass. Seeding rate is 3-4 pounds per 1000SF.
3. Mulch with clean straw or hay mulch that is well-seasoned, and free of rot, mildew, and seeds of noxious weeds over the seeded area according to the methods outlined by Section 627.3 of Standards Specifications for Highway Construction.
4. Slopes greater than 4:1 shall be mulched with erosion control blanket.
5. Maintenance of sodded lawn is to begin immediately after each area is planted and continued until acceptable lawn is established, but not less than 30 days from date of substantial completion.
6. Maintain and establish seeded and sodded lawn areas by watering, fertilizing, weeding, mowing, trimming, replanting, and other operations. Roll, regrade, and replant bare or eroded areas and remulch to produce a uniformly smooth lawn.
7. At the end of the maintenance period, a healthy, well-rooted, even-colored, viable lawn will have been established, free of weeds, open joints, bare areas, and surface irregularities.

Consultant



LANDSCAPE ARCHITECTS

303 S. PATERSON SUITE ONE MADISON, WI 53703
Phone: 608 251-3600
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Notes

1. SEE SHEET L-4.1 FOR PLANTING PLAN

Revisions

GDP-SIP Submittal - April 15, 2009

Plant List Key	Botanical Name	Common Name	Quantity	Install Size	Full-grown Size		Comments
					height	width	
Deciduous Trees							
AG	<i>Amelanchier x grandiflora 'Cole'</i>	Cole's Select Serviceberry	5	6' ht. B&B	15-20'	10-15'	multi-stem
GB	<i>Ginkgo biloba 'Princeton Sentry'</i>	Princeton Sentry Ginkgo	3	3" cal. B&B	40'	16'	
Deciduous Shrubs							
Am	<i>Aronia melanocarpa 'Morton'</i>	Iroquois Beauty Chokeberry	28	18" ht. cont.	2-3'	3-4'	
Po	<i>Physocarpus opulifolius 'Seward'</i>	Summer Wine Eastern Ninebark	3	2' ht. cont.	5-6'	5-6'	
Ra	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Fragrant Sumac	29	18" spd. Cont.	2.5'	6-8'	
Vd	<i>Viburnum dentatum 'Christom'</i>	Blue Muffin Viburnum	9	3' ht. cont.	4-6'	4-6'	
Evergreen Shrubs							
Tm	<i>Taxus x media 'Tauntonii'</i>	Taunton Yew	8	1.5' ht. cont.	3-4'	4-5'	
To	<i>Thuja occidentalis 'Woodwardii'</i>	Woodward Globe Arborvitae	27	2' ht. cont.	3-5'	3-5'	
Perennials/Grasses/Groundcovers							
ar	<i>Ajuga reptans 'Catlin's Giant'</i>	Catlin's Giant Carpet Bugle	55	1 qt. cont.	8-12"	1-1.5'	
ab	<i>Amsonia x 'Blue Ice'</i>	Blue Ice Star Flower	73	1 qt. cont.	1-1.5'	1.5-2'	
gc	<i>Geranium x cantabrigiense 'Biokovo'</i>	Biokovo Geranium	200	1 qt. cont.	6-8"	12-18"	
hm	<i>Hakonechloa macra</i>	Japanese Forest Grass	45	1 qt. cont.	2-3'	1.5-2'	
ls	<i>Liatis spicata 'Kobold'</i>	Blazing Star	28	1 qt. cont.	1.5-2'	6"-1'	
pv	<i>Panicum virgatum 'Northwind'</i>	Northwind Switch Grass	69	1 qt. cont.	4-6"	2-3'	
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed	45	1 qt. cont.	2-3'	1.5-2'	

Number of Parking Stalls		26			
Total Sq. Footage of Storage Area		-			
Number of Canopy Shade Trees Required - 2" - 2 1/2" cal.		2			
No. of Landscape Points Required		127			
Points for Loading Area Required		-			
Number of Points Required		127			
Element	Point Value	Quantity	Points Achieved	Credits Quantity	Points
Canopy Tree: 2" - 2 1/2"	35		0		0
Deciduous Shrub	2	31	62		0
Evergreen Shrub	3	22	66		0
Decorative Wall or Fence (per 10 L.F.)	5		0		0
Earth Berm (per 10 L.F.)					0
Avg. Height 30"	5		0		0
Avg. Height 15"	2		0		0
Evergreen Trees	15		0		0
3' height minimum					
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)	15		0		0
Sub-Totals			128		0
				Total Points	128

Project Title

The Depot

2 S. Bedford Street

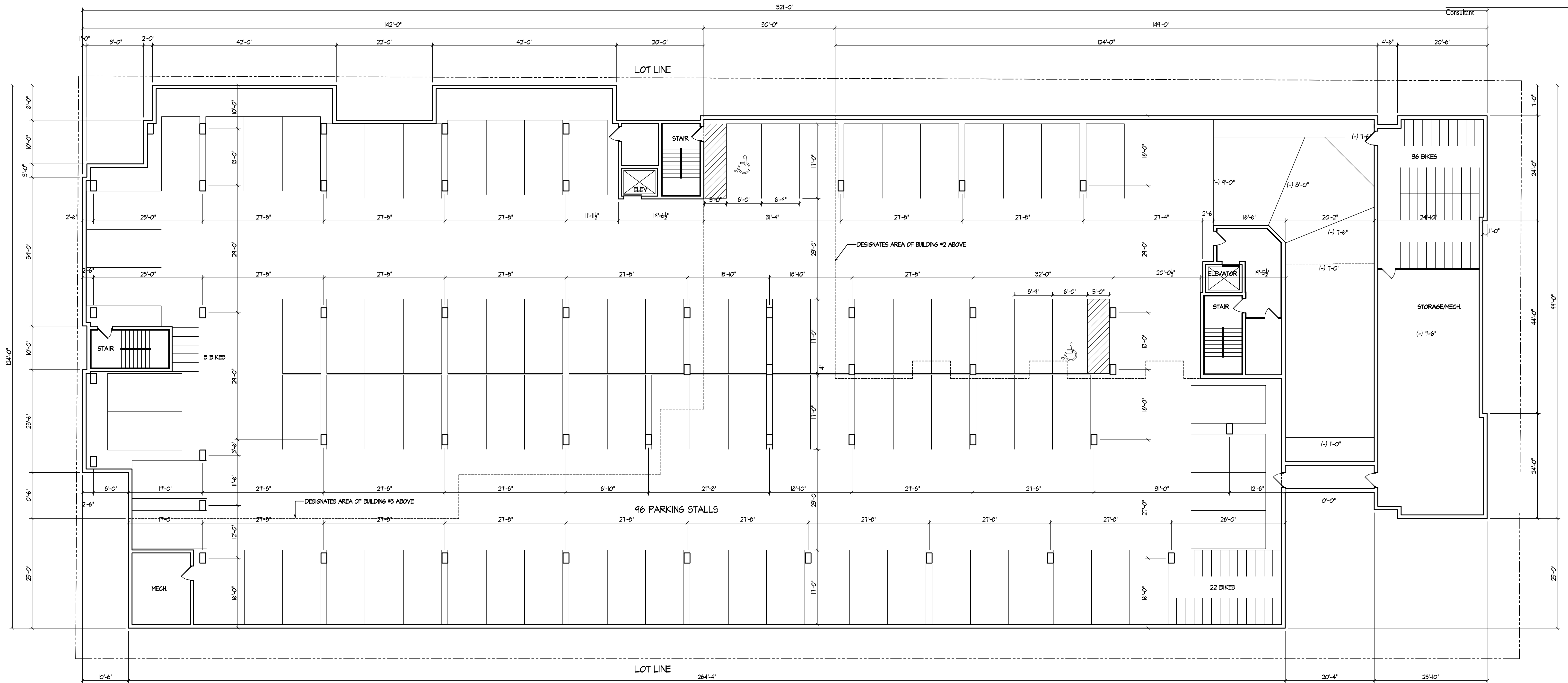
Drawing Title
Planting Details

Project No.

0842

Drawing No.

L-4.1



Revisions
April 8, 2008
GDP-SIP Submittal - April 15, 2004

BASEMENT FLOOR PLAN
3/32" = 1'-0"
N

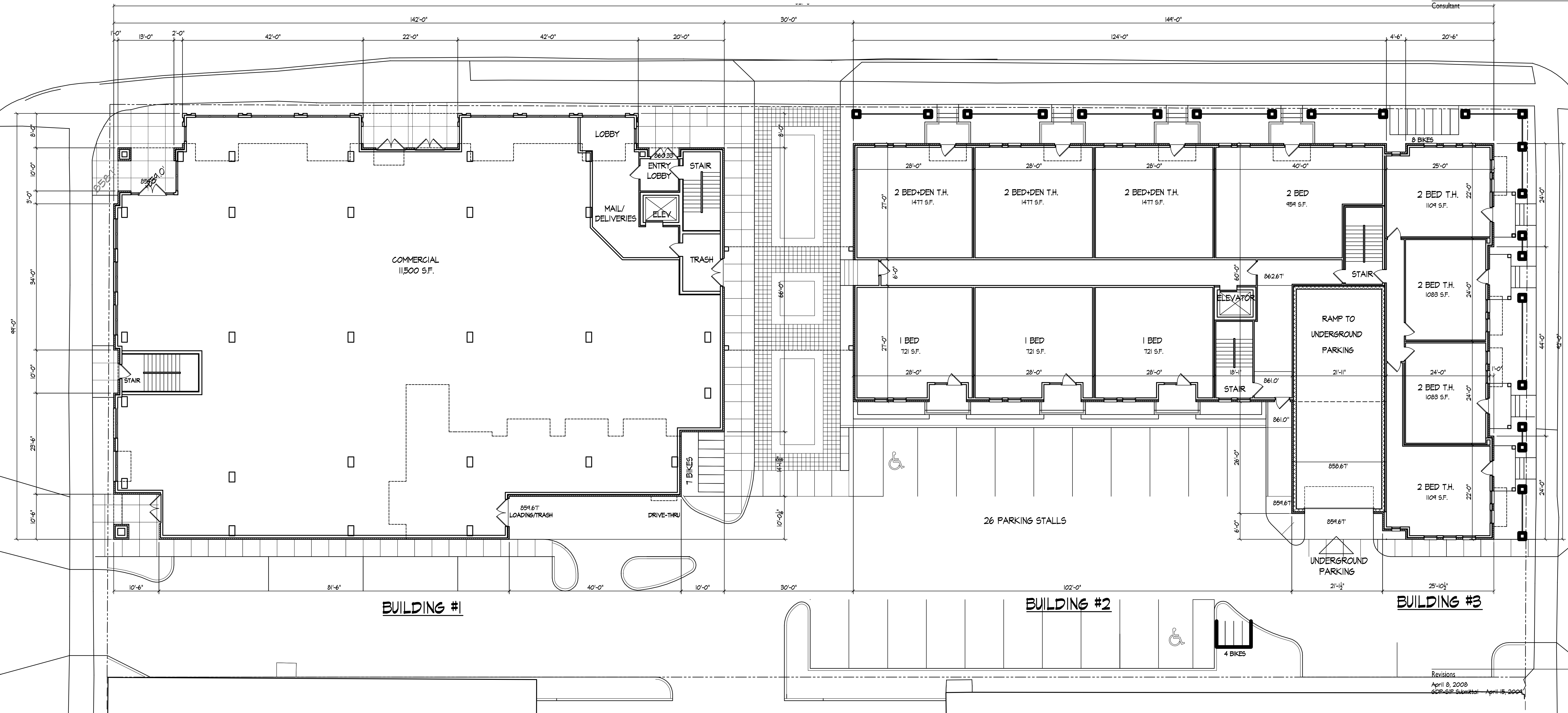
Project Title
The Depot
2 South Bedford Street

Drawing Title
Basement Floor Plan

Project No. Drawing No.

0842

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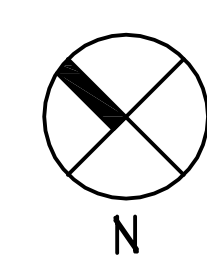
BUILDING #1

BUILDING #2

BUILDING #3

FIRST FLOOR PLANS - Buildings #1-#3

3/32" = 1'-0"



Revisions
April 8, 2008
GDE:GIE:Submittal - April 15, 2004

Project Title
The Depot
2 South Bedford Street

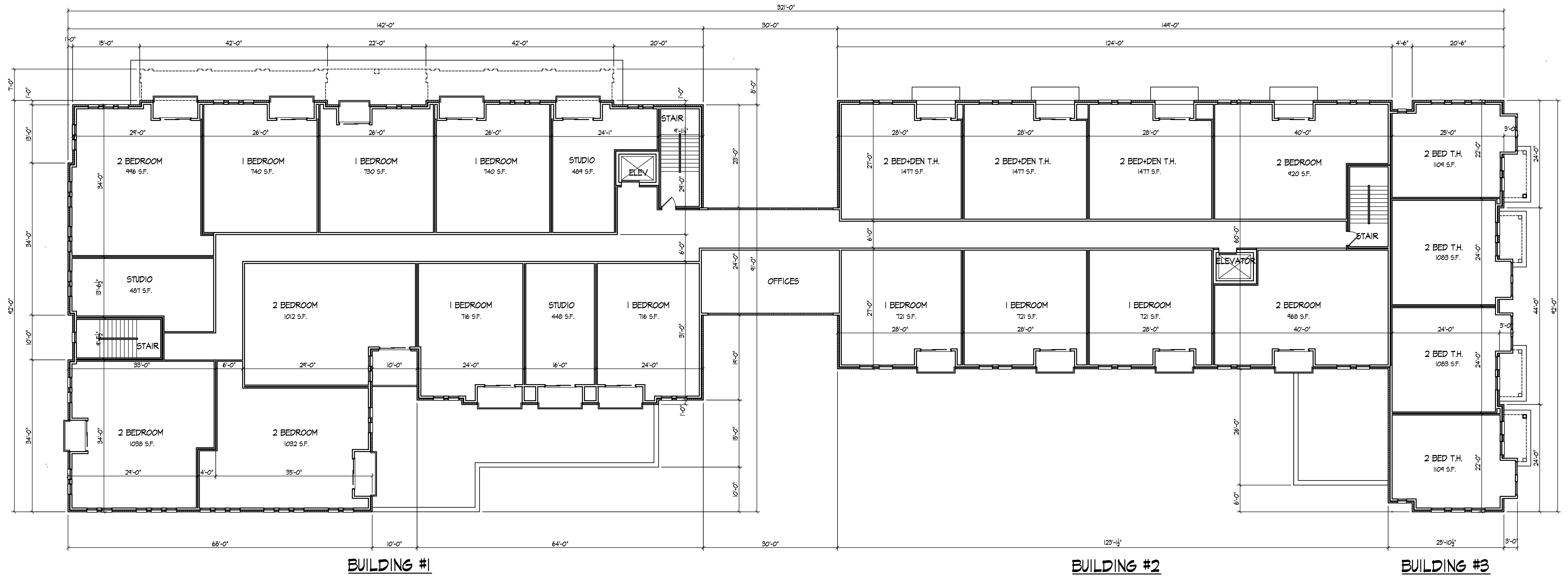
Drawing Title
First Floor Plans
Buildings #1-#3

Project No. Drawing No.

0842

2

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SECOND FLOOR PLANS - Buildings #1-#3
3/32" = 1'-0"
N

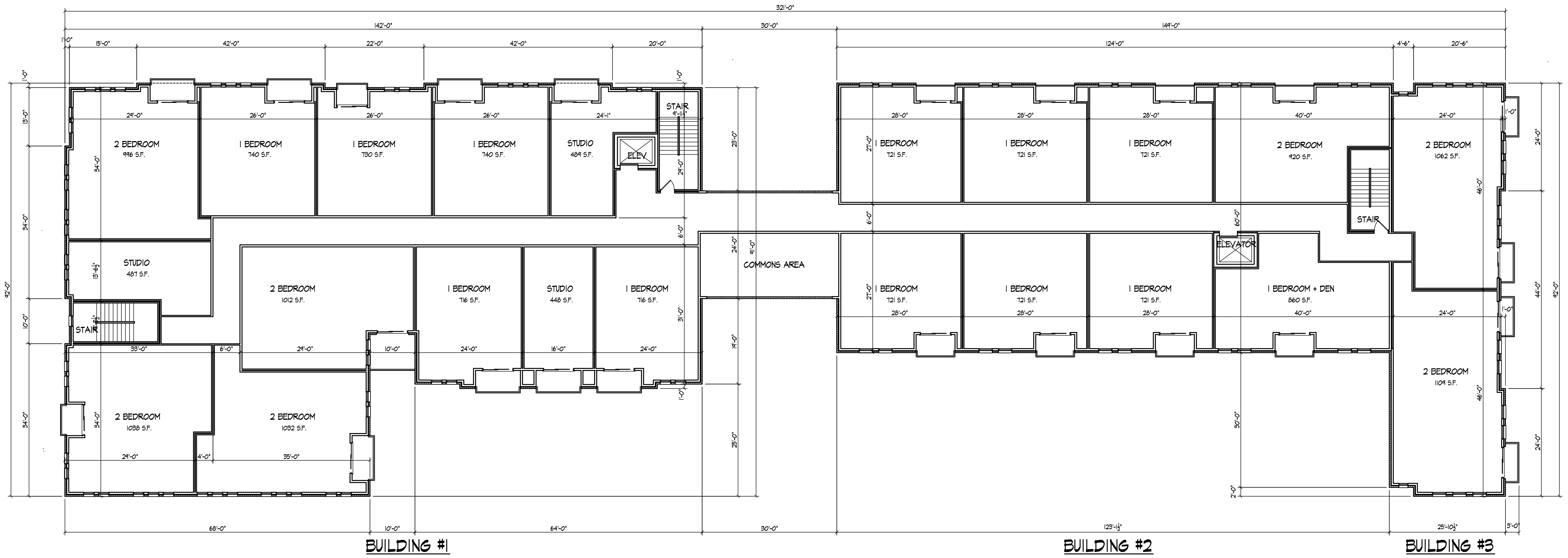
Revisions
April 8, 2008
GDP-SIF Submittal - April 15, 2004

Project Title
The Depot
2 South Bedford Street

Drawing Title
Second Floor Plans
Buildings #1-#3

Project No. Drawing No.
0842 3

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THIRD FLOOR PLANS - Buildings #1-#3
3/32" = 1'-0"
N

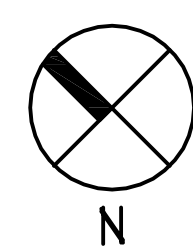
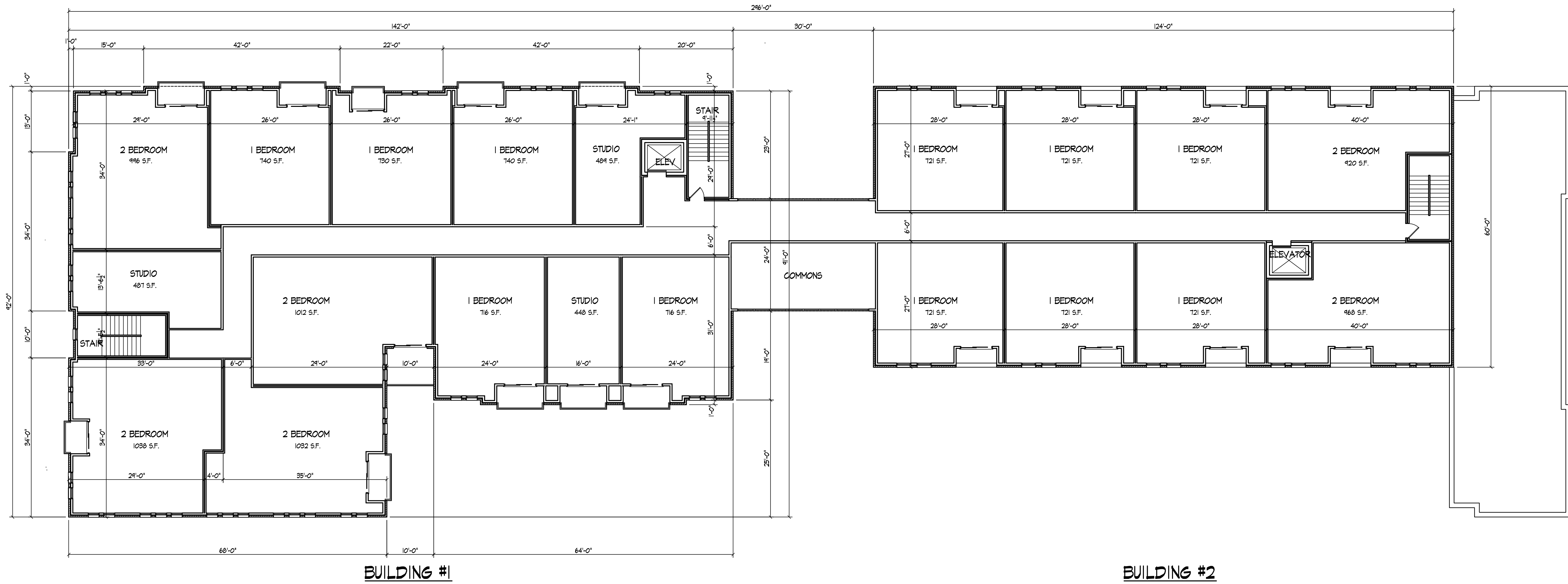
Revisions
April 8, 2008
GDP-SIP Submittal - April 15, 2004

Project Title
The Depot
2 South Bedford Street

Drawing Title
Third Floor Plans
Buildings #1-#3
Project No. Drawing No.

0842 4

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FOURTH FLOOR PLANS - Buildings #1 & #2

3/32" = 1'-0"

Revisions
April 8, 2008
GDP-SIF Submittal - April 15, 2004

Project Title
The Depot
2 South Bedford Street

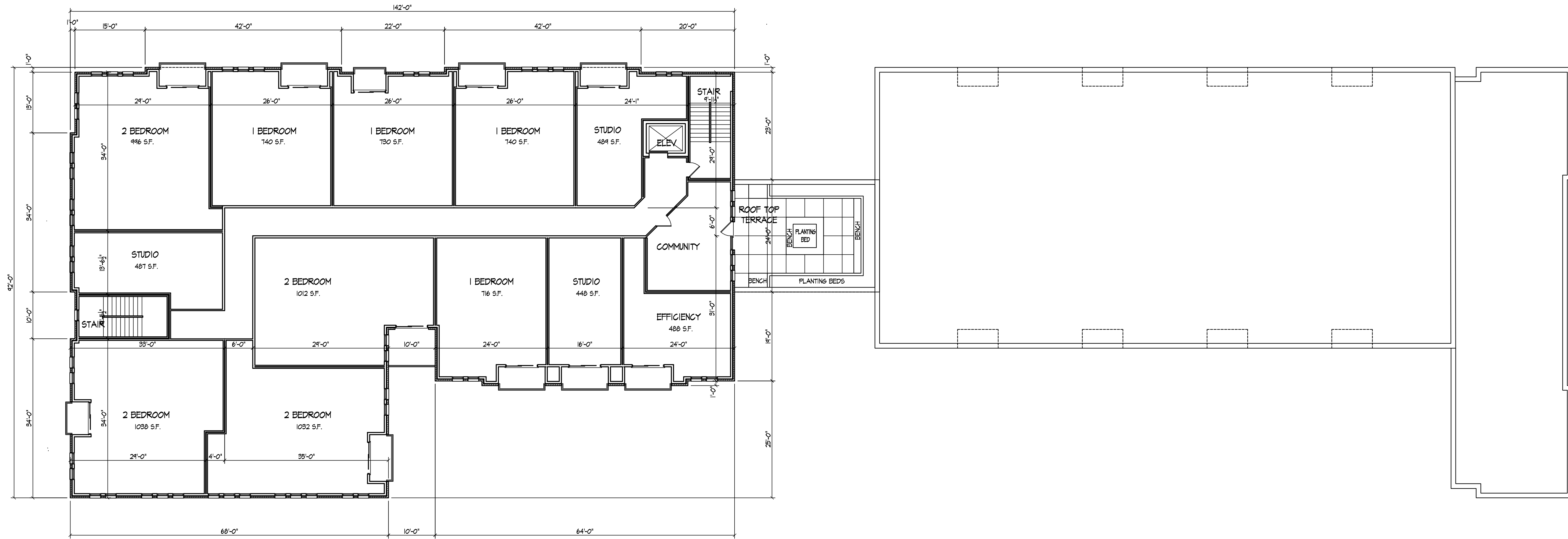
Drawing Title
Fourth Floor Plans
Buildings #1 & #2

Project No. Drawing No.

0842

5

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 **FIFTH FLOOR PLAN - Building #1**
3/32" = 1'-0"

Revisions
April 8, 2008
GDP-SIP Submittal - April 15, 2004

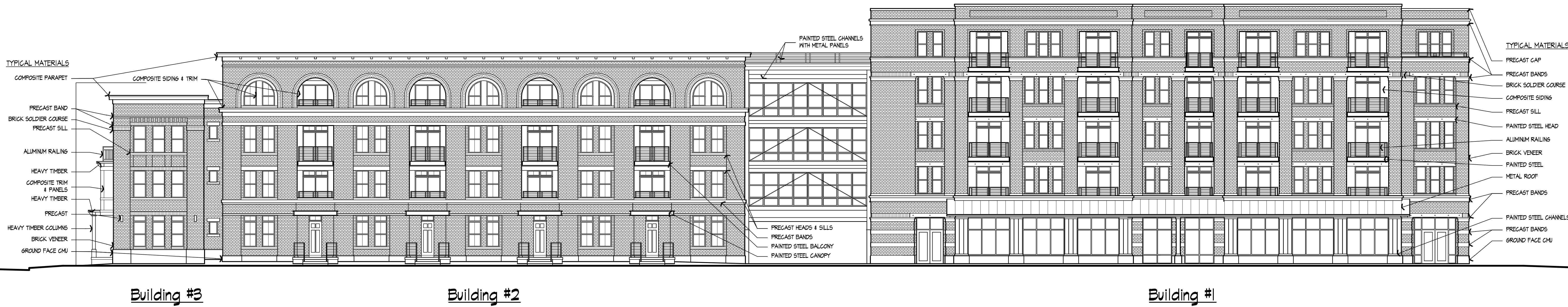
Project Title
The Depot
2 South Bedford Street

Drawing Title
Fifth Floor Plan
Building #1

Project No. Drawing No.

0842

6



Building #3

Building #2

Building #1

ELEVATION ALONG S. BEDFORD
3/32" = 1'-0"



Building #1

ELEVATION ALONG W. WASHINGTON
3/32" = 1'-0"

Revisions
April 8, 2008
GDP-SIP Submittal - April 15, 2004

Project Title
The Depot
2 South Bedford Street

Drawing Title
Elevations
Buildings #1-#3

Project No. Drawing No.
0842 7

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Building #1

Building #2

Building #3

REAR ELEVATION
3/32" = 1'-0"



Building #3

ELEVATION ALONG W. MAIN STREET
3/32" = 1'-0"

Revisions
April 8, 2008
GDP-SIF Submittal - April 15, 2004

Project Title
The Depot
2 South Bedford Street

Drawing Title
Elevations
Buildings #1-#3

Project No. 0842 Drawing No. 8

Zoning Text
PUD-SIP
2 South Bedford Street
April 15, 2009

Legal Description: The lands subject to this Planned Unit Development District shall include the lands described in Exhibit A.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a mixed-use development with 82 dwelling units and 12,000 square feet of commercial space.
- B. **Permitted Uses:** Following are permitted uses within this P.U.D.
 - 1. Multifamily residential uses as shown on the approved plans.
 - 2. Commercial uses as allowed in the C-2 zoning district.
 - 3. Office uses as allowed in the O-1 zoning district.
 - 4. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses, including parking for residents and guests, outdoor eating areas or drive-up windows as shown on the approved plans.
 - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
- C. **Lot Area:** As shown on the approved plans.
- D. **Height Regulations:** As shown on the approved plans.
- E. **Yard Regulations:** As shown on the approved plans.
- F. **Landscaping:** Site Landscaping will be provided as shown on the approved plans.
- G. **Usable Open Space Requirements:** Usable open space will be provided as shown on the approved plans.
- H. **Parking & Loading:** Off-street parking shall be provided as shown on the approved plans.
- I. **Family Definition:** The family definition shall coincide with the definition given in M.G.O. 28.03 for the R-5 zoning district.
- J. **Signage:** Signage for the commercial uses shall be limited to the maximum permitted in the C2 zoning district and to the maximum permitted in the R-5 district for the residential uses and as approved by the Urban Design Commission and Zoning Administrator.
- K. **Alterations and Revisions:** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.

April 15, 2009

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent
Rezoning from M-1 to PUD-GDP-SIP
2 South Bedford Street
Madison, Wisconsin

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

Organizational structure:

Owner: Jim Meier
2 South Bedford, LLC
5501 Femrite Drive
Madison, WI 53718
608-255-1511
jim@meiertruckservice.com

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
Contact: J. Randy Bruce
rbruce@knothebruce.com

Engineer: Calkins Engineering
5010 Voges Rd.
Madison, WI 53718
608-838-0444
608-838-0445 fax
Contact: Dave Glusick
dglusick@calkinsengineering.com

Landscape Design: Ken Saiki Design
303 S. Paterson St.
Suite 1
Madison, WI 53703
(608) 251-3600
Contact: Abbie Moilien
ksaiki@ksd-la.com

Introduction:

The proposed site is located on South Bedford Street between West Washington Avenue and West Main Street. Much of this block was historically an industrial warehousing district and is now home to a mix of uses including the bus depot, storage buildings and office uses. The West Washington Avenue and Bedford Street corner is a small retail node with businesses such as Williamson Street Bikes, Indocara Interiors, Electric Earth Café and the Heartland Credit Union.

For approximately the past 30 years the site has been operated as the Badger Bus depot. However, the structural and economic changes in the inter-city bus transit industry have prompted the owners to evaluate development options for this property. The owners, with input from the alderperson and neighborhood, have been working on a redevelopment plan for this property. The proposed plan calls for a higher density mixed-use development that includes 12,000 square feet of first floor commercial space and 82 apartment and townhomes.

City of Madison Comprehensive Plan

This site is within the Downtown Plan area of the newly adopted Comprehensive Plan. The Downtown Plan is not completed at this time; however, the drafts and public comments that have been generated as part of this process support the proposed development. They include the following objectives:

- Providing higher density along transit corridors.
- Mixed-use multi-story buildings.
- Building heights up to 6 to 8 stories.
- Redevelopments that support business and retail uses.
- Buildings should be placed close together and close to the street.
- A consistent architectural theme through the preservation of older buildings and the construction of new ones.
- Optimize pedestrian friendly features and minimize commutes.
- Eliminate the “unsafe feeling” of the existing bus depot area.

The Basset Neighborhood Plan

The property is located in the Basset neighborhood district and more specifically, the West Washington Avenue / Main Street Mixed Use District. A mixed use redevelopment with ground level retail in combination with upper level residential is recommended for the site. Residential housing densities are recommended at high (40-60 du/acre) to very high (greater than 60 du/acre) density.

Preservation of the historic character of the district is also encouraged.

Deconstruction:

This proposed development will require the deconstruction of the existing Badger Bus Depot and parking area. The developer will provide a Recycling and Re-Use plan for the building materials prior to obtaining a demolition permit.

Although the zoning code encourages the preservation of existing structures, the zoning code's purpose also includes promoting the general welfare of the city, encouraging the most appropriate land uses and conserving and enhancing the taxable value of lands and buildings. This proposal will provide significant reinvestment in the area and implement many of the goals of the Neighborhood Master Plan and proposed Downtown Plan. We believe that when the benefits of this project are considered that the Plan Commission can determine that the demolition standards are met.

Project Description:

The development proposes a series of three linked buildings that line the edges of the site with a surface parking area internalized at the rear of the property. The buildings are designed to fit within the architectural fabric of the neighborhood. The masonry warehouse buildings that surround the property form the basis for the historically inspired architecture that is used.

The buildings are three, four and five stories respectively with a lower scale on Main Street stepping up in height to the five stories on West Washington Avenue. The three-story building on West Main Street contains a series of two story townhomes with single-level apartment flats on the third floor. The four-story building on Bedford Street is predominantly apartment flats with 3 additional townhomes that front along Bedford Street. The five-story building that is located on the corner of Bedford Street and West Washington Avenue includes ground level commercial space on the first floor with four levels of apartment homes above.

The buildings create an active street edge and a pedestrian friendly environment. The streets and sidewalks are punctuated with individual porches and townhome entries that connect the buildings to the street. The commercial use is designed for flexibility with the ability to provide entries and an active street level space on both streets. Compact landscaped front yards surround the residential street edge and street trees will line all three street sides of the site to soften the architecture and shade the sidewalks.

Vehicular access is available on all three streets. The Bedford Street entry is designed for pedestrian and vehicular access with a textured and colored pavement surface that will calm vehicular traffic. The surface parking area will provide parking for the commercial users during business hours and allow for residential visitor parking when the commercial parking needs subside. The residential parking will be primarily accommodated at the basement level, which extends below all three buildings and the surface parking above. Bicycle parking will be provided both underground and on surface to accommodate the needs of the public and residents.

Site Development Data:

Densities:

Lot Area	43,560 sf
Acres	1.0
Commercial Area	11,500 s.f.
Dwelling Units	82 units
Lot Area/D.U.	531 s.f./unit
Density	82 units/acre

<u>Dwelling Unit Mix:</u>	<u>Bldg 1</u>	<u>Bldg 2</u>	<u>Bldg 3</u>	<u>Total</u>
Studio Apartments	13	0	0	13
One-Bedroom	19	18	0	37
One-Bedroom + Den	0	1	0	1
Two-Bedroom	16	6	2	24
Two-Bedroom Townhome	0	0	4	4
Two-Bedroom+Den Townhome	0	3	0	3
Total dwelling Units	48	28	6	82

Building Heights: 3-5 Stories

<u>Floor Area:</u>	
Bldg #1	55,425 s.f.
Bldg #2	30,250 s.f.
<u>Bldg #3</u>	<u>7,075 s.f.</u>
Gross Floor Area	92,750 s.f.
(Excludes Underground parking)	

Floor Area Ratio: 2.12

Vehicle Parking Stalls

Surface	26
<u>Underground</u>	<u>96</u>
Total	122
Ratio	1.48 stalls/unit

Bicycle Parking Stalls

Surface	20
<u>Underground</u>	<u>62</u>
Total	82
Ratio	1.0 stalls/unit

Loading:

One off-street loading zone will be provided for this project located outside the drive aisle and adjacent to the commercial space.

Project Schedule:

It is currently anticipated that construction will begin in summer of 2009 with construction for the entire project completed within twelve months. The scheduled start date may vary depending on market conditions.


Social & Economic Impacts:

This development will have a positive social and economic impact. It meets the goals of "Smart Growth" and will substantially increase the city tax base on an infill site with minimal increased cost to the City. The mixed-use redevelopment achieves the goals of the Bassett Neighborhood Master Plan and provides new commercial space to further support the Bedford Street / West Washington Avenue commercial node. The proposed development will also provide high-quality rental housing for longer-term residents in a location that will minimize automobile traffic.

Letter of Intent
The Depot
April 15, 2009
Page 5 of 5

Thank you for your time in reviewing our proposal.

Very Truly Yours,



J. Randy Bruce, AIA
Managing Member