



City of Madison Planning Division
215 Martin Luther King Jr. Blvd. | Room LL100 | P.O. Box 2985 | Madison, WI 53701-2985

Madison Landmarks Commission APPLICATION

1. LOCATION

Project Address: 114 Bedford St. Madison, WI. Aldermanic District: District 4, Alder Vereer

2. PROJECT

Date Submitted: December 1st, 2014

Project Title / Description: Bedford St. multi-family housing

This is an application for: (check all that apply)

- Alteration / Addition to a Designated Madison Landmark
- Alteration / Addition to a building adjacent to a Designated Madison Landmark
- Alteration / Addition to a building in a Local Historic District (specify):
 - Mansion Hill
 - University Heights
 - Third Lake Ridge
 - Marquette Bungalows
 - First Settlement
- New Construction in a Local Historic District (specify):
 - Mansion Hill
 - University Heights
 - Third Lake Ridge
 - Marquette Bungalows
 - First Settlement
- Demolition
- Variance from the Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other (specify): Adjacent to Doyle Building (Landmark)

CITY OF MADISON

DEC - 1 2014

3. APPLICANT

Applicant's Name: Christopher Johnson Company: CA-Ventures
 Address: 161 N. Clark St., Suite 4900 City/State: Chicago, IL Zip: 60601
 Telephone: (312) 994-1880 E-mail: cjohnson@ca-ventures.com
 Property Owner (if not applicant): Bedford Street Properties, LLC
 Address: 1110 N. Old World Third St., Suite 610 City/State: Milwaukee, WI Zip: 53203

J. M. in
Planning & Community
& Economic Development

Property Owner's Signature: *[Signature]* Date: 11-24-14

GENERAL SUBMITTAL REQUIREMENTS

Twelve (12) collated paper copies and electronic (.pdf) files of the following: (Note the filing deadline is 4:30 PM on the filing day)

- Application
- Brief narrative description of the project
- Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
 - Site plan showing all property lines and structures
 - Building elevations, plans and other drawings as needed to illustrate the project
 - Photos of existing house/building
 - Contextual information (such as photos) of surrounding properties
- Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks Ordinance, including the impacts on existing structures on the site or on nearby properties.

Questions? Please contact the
Historic Preservation Planner:
Amy Scanlon
Phone: 608.266.6552
Email: ascanlon@cityofmadison.com

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

Landmarks Commission
City of Madison, Planning Division
Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Boulevard
Madison, WI 53703

12/1/2014

Attn: Amy Scanlon
Re: 114 North Bedford Street Demolition and Redevelopment

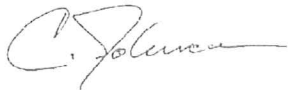
Dear Members of the Landmarks Commission,

I am pleased to write today regarding our potential development at 114 North Bedford. It 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 193 units, the project is positioned to serve both the 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 93 typical parking spaces, 40 moped or motorcycle spaces, and 220 covered + 22 open bike spaces for a total of 242 bike spaces. The project provides 363 beds with a planned 60% student / 40% young professional mix. Implementing Madison's mission of environmental responsibility, 114 North Bedford promotes a healthy living environment for its residents and displays respect for its neighbors.

Our team has met with Amy Scanlon twice. We will try to speak to the concerns of the design approach and thoughtful representation of context in reference to the Doyle administration building. We appreciate the suggestions offered and tried to follow the intent accordingly. The design identified three approaches. First, was to break down the overall height of the North face by material and building projection to reflect a composition of elements similar in size to the existing Doyle building. Second, the material selection of brick at the same locations. Third, the pursuit for a similar material color to provide continuity to the pedestrian experience along Bedford.

We appreciate your time and assistance in our efforts to provide an integral design for the West Mifflin district neighborhood.

Sincerely,



Christopher Johnson, Sr. Project Manager
CA-Student Living
161 N. Clark St. Suite 4900
Chicago, IL 60601

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 that 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 95 automobile parking spaces, 30 moped spaces, and 216 covered + 22 open bike spaces for a total of 238 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

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 historic buildings, the streetscape, walkability, front porch presence, residential scale, and sheltered entry areas. The Ruth Bachhuber Doyle Administrative Building, Dobelin & Company Wagon Makers building, and the historic U-haul depot building were of specific interest. Design cues were pulled not only from massing, but from materiality and street presence as well. Materials and massing were of particular importance in relation to the Doyle Building; a lighter brick color has been selected to be sensitive to the all brick historical building, the massing of the new building has been scaled down on the northeast corner and that same form is interlocked into the large tower to break down the overall mass of the new building so it relates to the Doyle building. Also, both glass lobbies feature radiused corners as a tribute to the rounded corners of the Doyle building. 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 including those key landmark buildings.

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 Madison.



- BUILDING SITE
- UNIV OF WISC
- HISTORIC NEIGHBORHOOD
- DOWNTOWN
- CAPITOL NEIGHBORHOOD INC



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



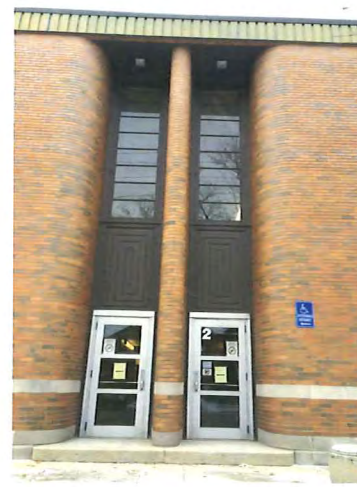
601 W Dayton Street
Kohl Center
546,311 square feet



602 W Washinton Ave
U-Haul
65,340 square feet



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



ROOM LEGEND

- Amenity
- Parking Garage
- Service
- Townhome

Lot Coverage

Code Required Maximum 90%
 Lot Coverage 83%
 (does not include courtyard or terrace)

Total Unit and Bed Count

Floor 1:	Units	6
	Beds	11
Floor 2:	Units	21
	Beds	42
Floor 3:	Units	30
	Beds	52
Floor 4:	Units	27
	Beds	46
Floor 5:	Units	18
	Beds	35
Floor 6:	Units	23
	Beds	43
Floor 7:	Units	23
	Beds	43
Floor 8:	Units	23
	Beds	43
Floor 9:	Units	11
	Beds	24
Floor 10:	Units	11
	Beds	24

Total:	Units	193
	Beds	363

Floor 1 Units

Units	6
Beds	11

Parking Count

Ground Level	59
Parking Mezzanine	36
Total	95

Moped/Motorcycle Parking Count

Parking Level 1	18
Mezzanine	12
Total	30

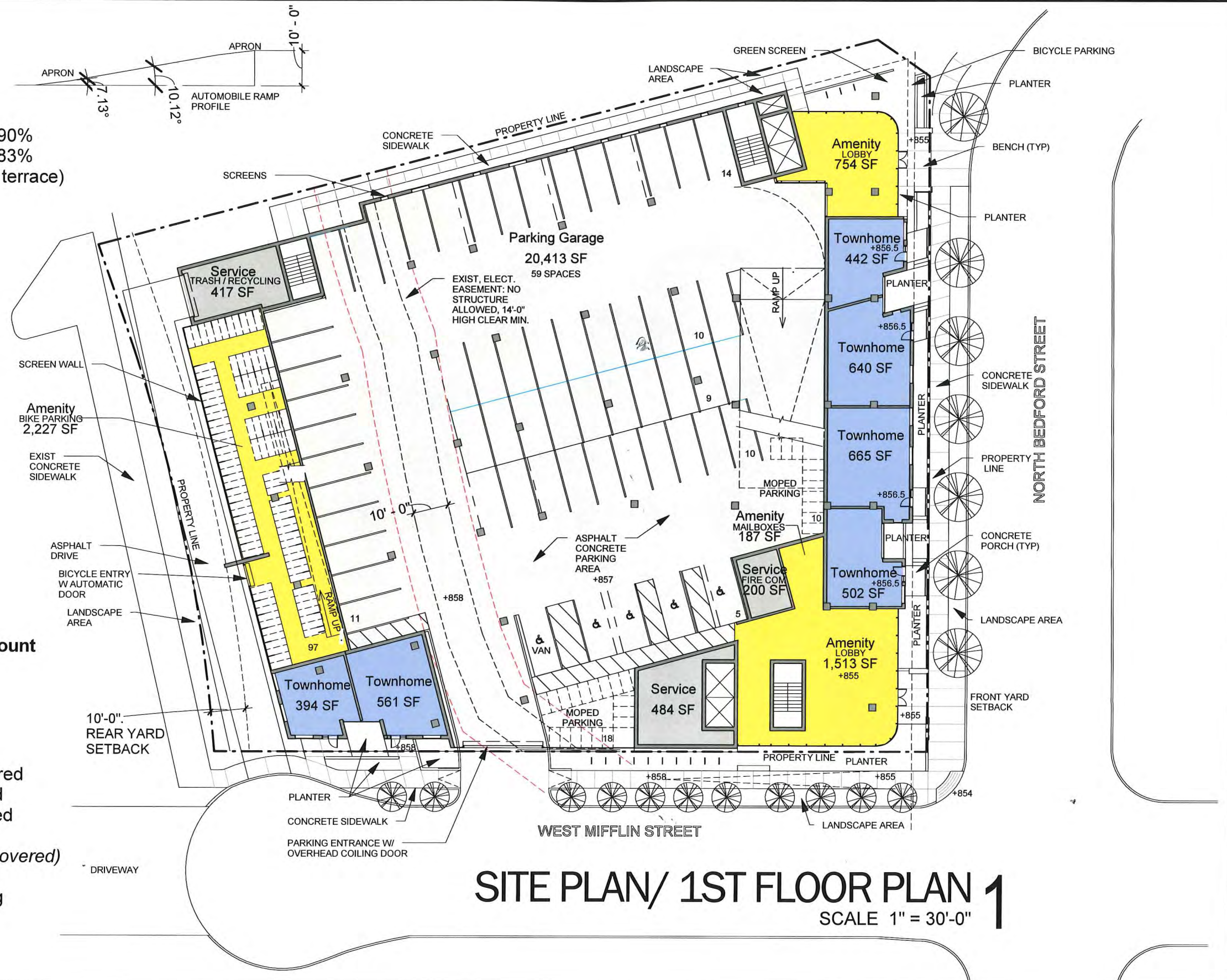
Bicycle Parking Count

Ground Level	22 uncovered
Parking Level 1	97 covered
Parking Mezzanine	123 covered

Total 242 (220 covered)

Code Required Bicycle Parking

Covered	220
Uncovered	20

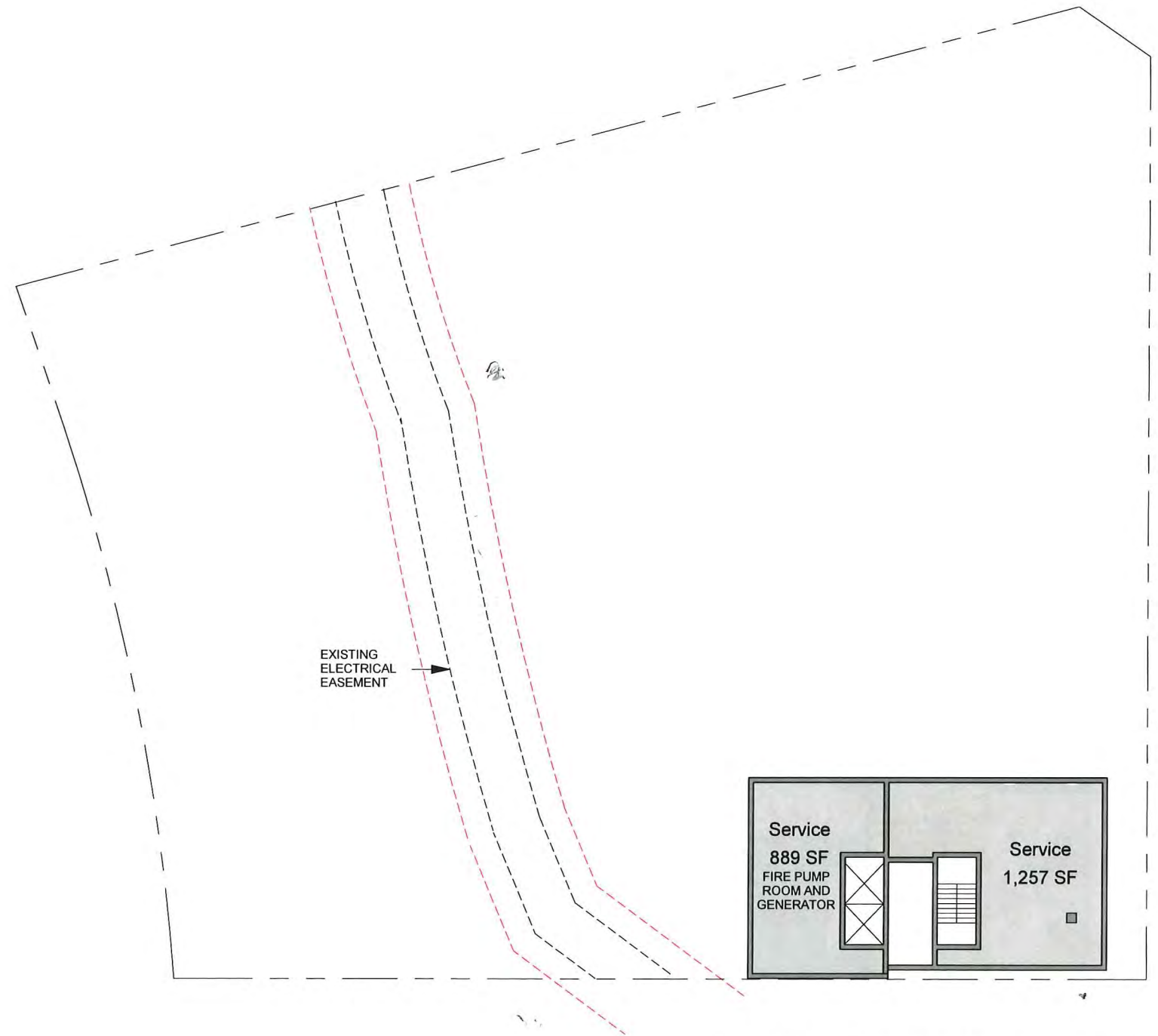


SITE PLAN/ 1ST FLOOR PLAN 1
 SCALE 1" = 30'-0"

ROOM LEGEND

 Amenity

 Service

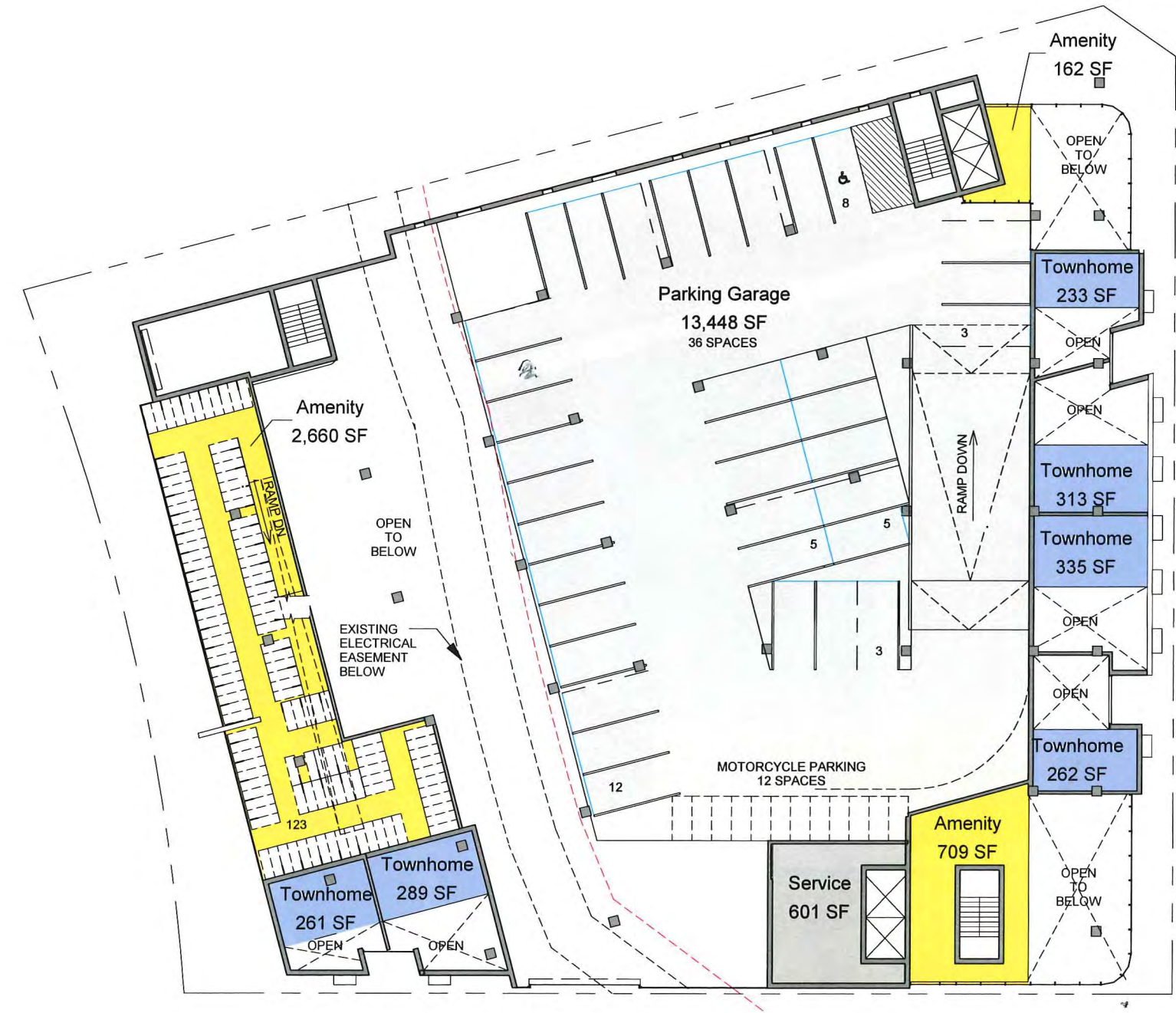


LOWER LEVEL 1
SCALE 1" = 30'-0"

MEZZANINE FLOOR PLAN

ROOM LEGEND

- Amenity
- Parking Garage
- Service
- Townhome



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



Floor 2 Units
 Units 21
 Beds 42

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

ROOM LEGEND

- 1 Bd 1 Ba(YP)
- 1 Bed 1 Bath
- 2 Bd 2 Ba Loft(YP)
- 2 Bd 2 Ba(YP)
- 2 Bed 2 Bath
- 4 Bed 4 Bath
- Service
- Studio
- Studio(YP)

Floor 3 Units
 Units 30
 Beds 52

Floor 4 Units
 Units 27
 Beds 46



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

ROOM LEGEND

- 1 Bd 1 Ba(YP)
- 1 Bed 1 Bath
- 2 Bd 2 Ba(YP)
- 2 Bed 2 Bath
- 4 Bed 4 Bath
- Amenity
- Outdoor Patio
- Service
- Studio
- Studio(YP)



Floor 5 Units
 Units 18
 Beds 35

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

ROOM LEGEND

- 1 Bd 1 Ba(YP)
- 1 Bed 1 Bath
- 2 Bd 2 Ba(YP)
- 2 Bed 2 Bath
- 4 Bed 4 Bath
- Service
- Studio
- Studio(YP)

Floor 6 Units	
Units	23
Beds	43
Floor 7 Units	
Units	23
Beds	43
Floor 8 Units	
Units	23
Beds	43



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



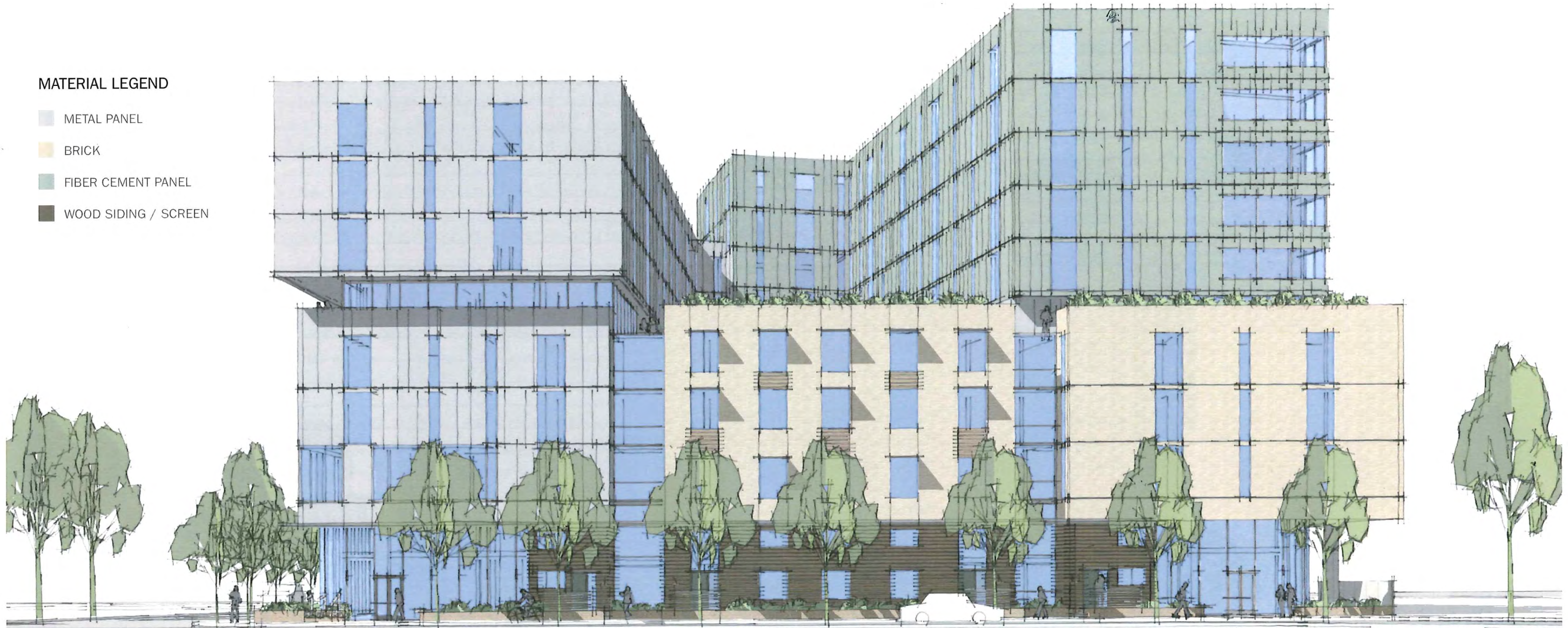
Floor 9 Units
 Units 11
 Beds 24

Floor 10 Units
 Units 11
 Beds 24

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

MATERIAL LEGEND

- METAL PANEL
- BRICK
- FIBER CEMENT PANEL
- WOOD SIDING / SCREEN



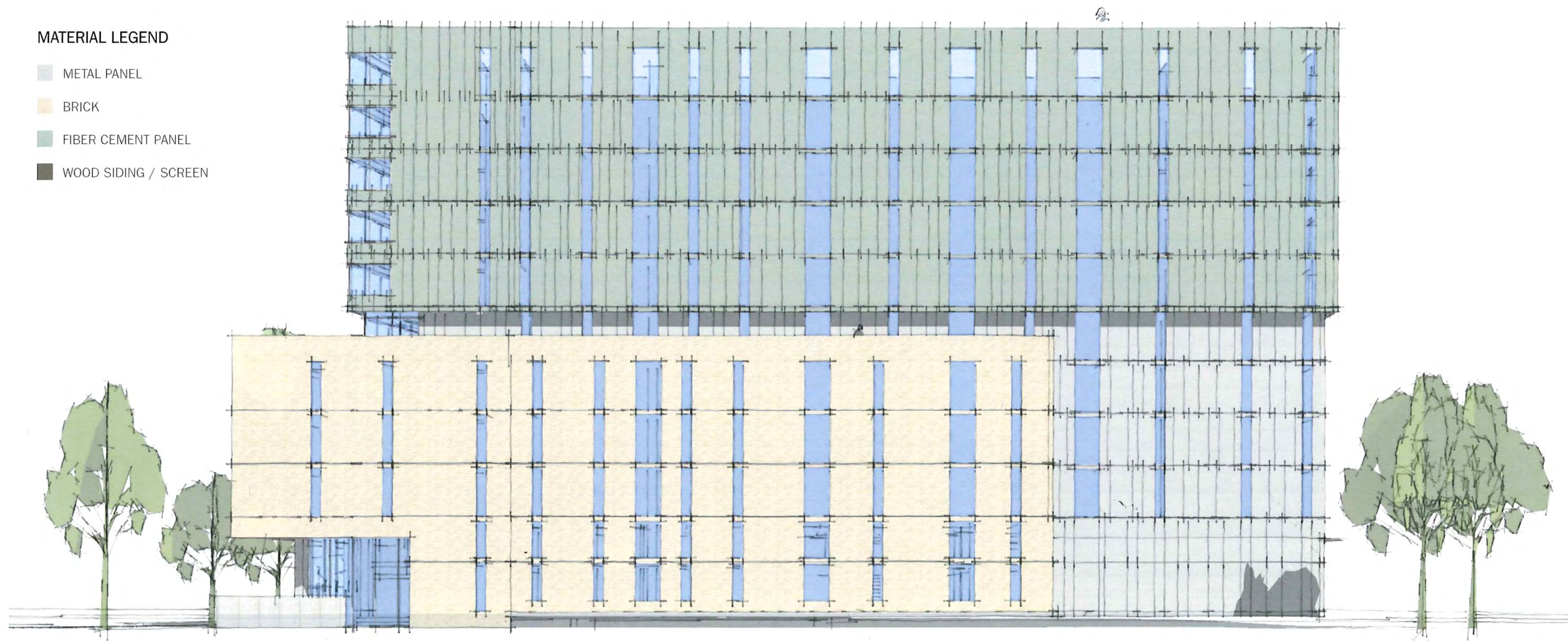
MATERIAL LEGEND

- METAL PANEL
- BRICK
- FIBER CEMENT PANEL
- WOOD SIDING / SCREEN



MATERIAL LEGEND

- METAL PANEL
- BRICK
- FIBER CEMENT PANEL
- WOOD SIDING / SCREEN



MATERIAL LEGEND

- METAL PANEL
- BRICK
- FIBER CEMENT PANEL
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