

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

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: <u>August 12, 2009</u>	Action Requested
UDC MEETING DATE: <u>August 19, 2009</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" 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:

Depot Development, LLC/ Jim Meier

Knothe & Bruce Architects, LLC

5501 Femrite Drive

7601 University Avenue, Suite 201

Madison, WI 53718

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)

August 5, 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
Minor Alteration to an Approved and Recorded SIP
2 South Bedford Street
Madison, Wisconsin

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff and Plan Commission consideration of approval. We are proposing a drive-thru area on the back side of Building #1.

The CVS drive-thru at this site will operate with the following hours:

8am - 10pm Monday thru Friday

8am - 6pm Saturday

10am - 6pm Sunday

The pharmacy is typically staffed with two pharmacists and two pharmacy technicians and drive thru transactions are handled face to face through the drive up window. CVS sells pharmaceuticals and prescription drugs from its drive thru. The typical rate of traffic in the drive thru lane is 4 vehicles per hour.

Based on input from the property manager, the community room in Building #1 on the fifth floor was eliminated and a one bedroom unit was added in its place, therefore changing the unit count from 82 units to 83 units.

Please see the attached plans. If you have any further questions or comments please do not hesitate to contact me. Thank you for your time in reviewing our proposal.

Very Truly Yours,

J. Randy Bruce, AIA
Managing Member



Site Locator Map

2 South Bedford Street

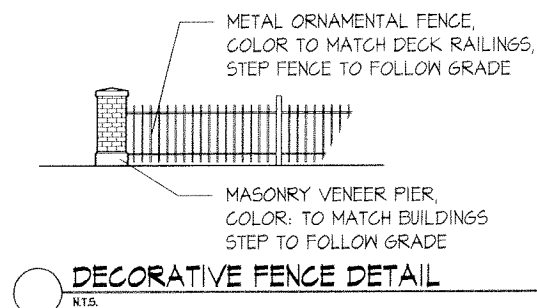
Zoning Text
PUD-SIP
2 South Bedford Street
August 5, 2009

Legal Description: The lands subject to this Planned Unit Development District shall include Lots 8, 9, 10 & 11, Block 25, Original Plat of Madison, Dane County, Wisconsin.

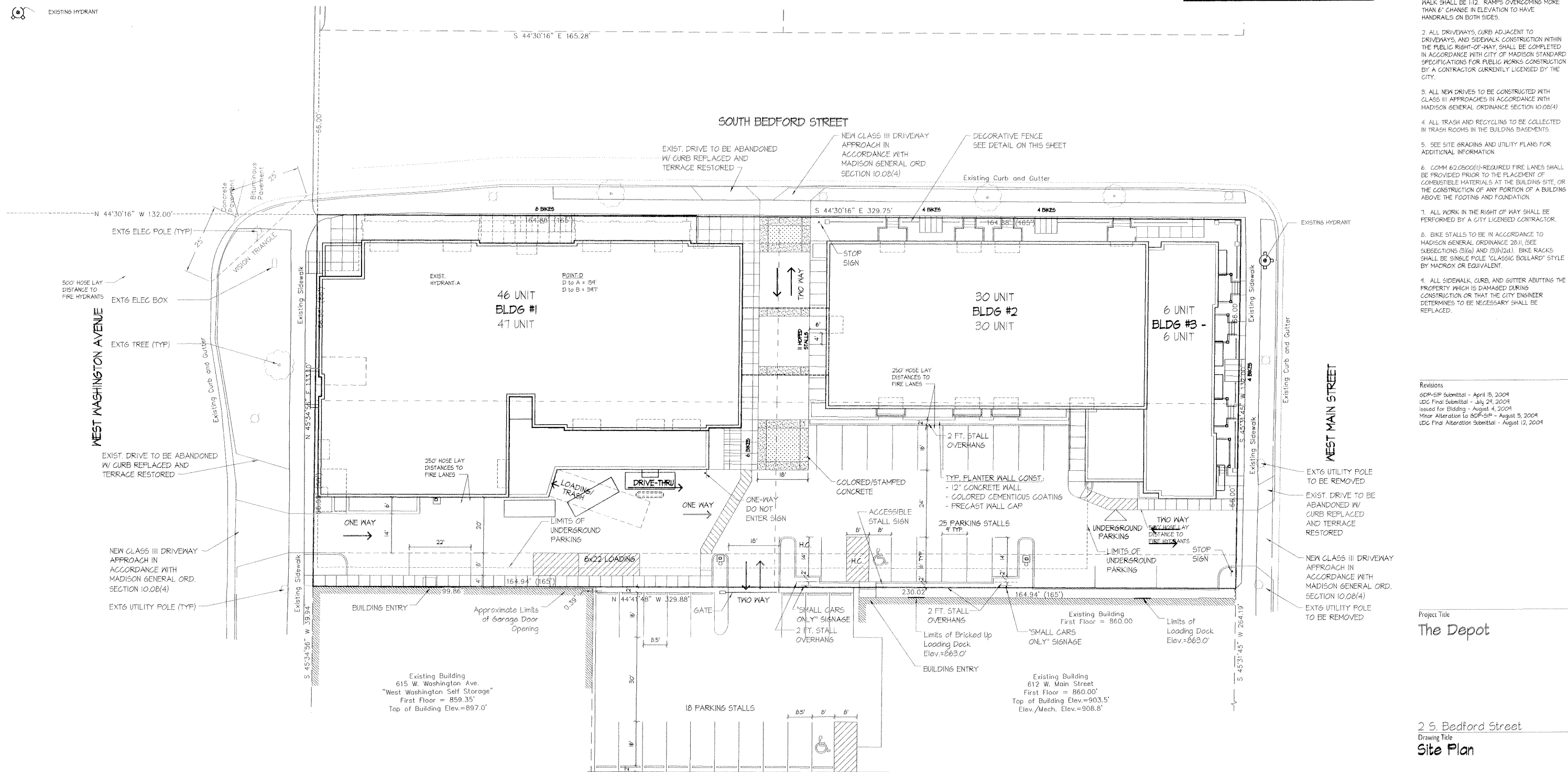
- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a mixed-use development with 83 dwelling units and approximately 12,000 square feet of commercial space.
- B. **Permitted Uses:** Following are permitted uses within this P.U.D.
 - 1. Multifamily residential 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.

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SHEET INDEX:	
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C-1.1	SITE PLAN
C-1.4	SITE LIGHTING
C-2.1	GRADING PLAN
L-4.1	LANDSCAPE PLAN
L-4.2	LANDSCAPE DETAILS
ARCHITECTURAL	
A-1.0	BLDG. #1-#3 - BASEMENT PLAN
A-1.1	BLDG. #1-#3 - FIRST FLOOR PLAN
A-1.2	BLDG. #1-#3 - SECOND FLOOR PLAN
A-1.3	BLDG. #1-#3 - THIRD FLOOR PLAN
A-1.4	BLDG. #1, 4, #2 - FOURTH FLOOR PLAN
A-1.5	BLDG. #1 - FIFTH FLOOR PLAN
A-2.1	BLDG. #1-#3 - ELEVATIONS
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A-2.3	BLDG. #1, 4, #2 - ELEVATIONS-DETAILS
A-2.4	BLDG. #3 - ELEVATIONS-DETAILS



EXISTING HYDRANT



- Notes**
1. A SIDE WALK WITH A PITCH GREATER THAN 1:20 IS A RAMP. THE MAXIMUM PITCH OF ANY RAMP OR WALK SHALL BE 1:12. RAMPS OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
 2. ALL DRIVEWAYS, CURB ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
 3. ALL NEW DRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.08(4).
 4. ALL TRASH AND RECYCLING TO BE COLLECTED IN TRASH ROOMS IN THE BUILDING BASEMENTS.
 5. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
 6. COMM 82.0500(11)-REQUIRED FIRE LANES SHALL BE PROVIDED PRIOR TO THE PLACEMENT OF COMBUSTIBLE MATERIALS AT THE BUILDING SITE, OR THE CONSTRUCTION OF ANY PORTION OF A BUILDING ABOVE THE FOOTINGS AND FOUNDATION.
 7. ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
 8. BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 20.11. (SEE SUBSECTIONS (B)(6) AND (B)(1)(d)). BIKE RACKS SHALL BE SINGLE POLE "CLASSIC BOLLARD" STYLE BY MADRON OR EQUIVALENT.
 9. ALL SIDEWALK, CURB, AND GUTTER ABUTTING THE PROPERTY WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.

Revisions

- 60P-SIP Submittal - April 5, 2009
- LDG Final Submittal - July 29, 2009
- Issued for Bidding - August 4, 2009
- Minor Alteration to 60P-SIP - August 5, 2009
- LDG Final Alteration Submittal - August 12, 2009

Project Title
The Depot

2 S. Bedford Street
Drawing Title
Site Plan

Project No. Drawing No.

0842 C-1.1

SITE PLAN
1/16" = 1'-0"

SCALE: 1/16" INCH = 1 FOOT (24"x36")

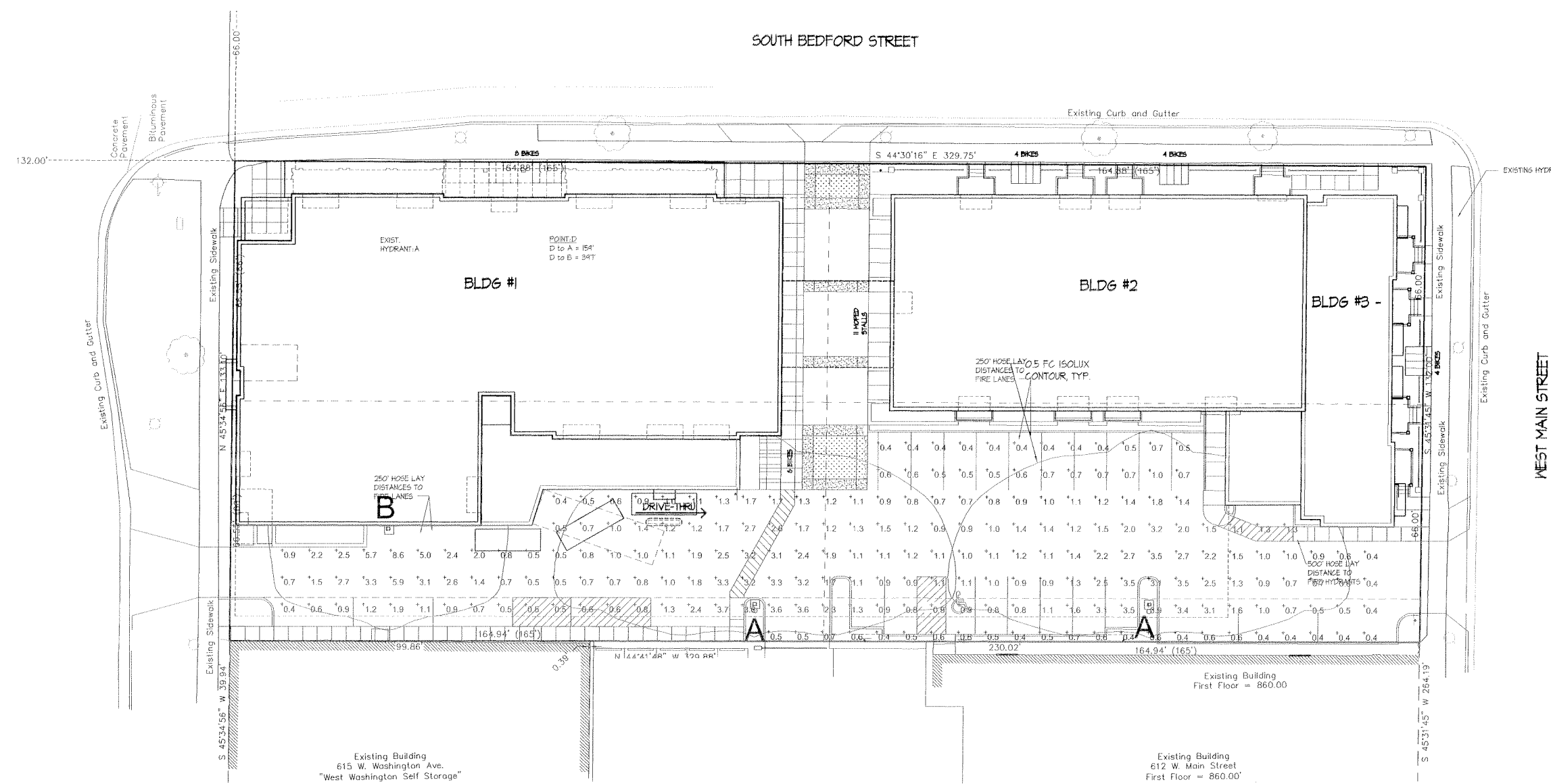
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Notes

LIGHTING SCHEDULE										
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	Fix	Lumens	Watts	Mounting
	A	2	BetaLED	BLD-ARE-3B-085-LED-B-BZ	BETA EDGE TYPE III LED WITH BACKLIGHT SHIELD, 350 mA	100 WHITE LIGHT EMITTING DIODES (LEDs)	3B-10-07-08IES	8500	128	21'-0" ABOVE GRADE ON POLE
	B	1	BetaLED	BLD-ARE-3B-051-LED-B-BZ	BETA EDGE TYPE III LED WITH BACKLIGHT SHIELD, 350 mA	60 WHITE LIGHT EMITTING DIODES (LEDs)	3B-10-07-08IES	5100	79	11'-0" ABOVE GRADE ON SIDE OF BUILDING

LIGHTING STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	1.4 fc	6.6 fc	0.4 fc	21.5 : 1	3.3 : 1



Revisions
 60P-SIP Submittal - April 15, 2009
 IFC Final Submittal - July 29, 2009
 Issued for Bidding - August 4, 2009
 Minor Alteration to 60P-SIP - August 5, 2009
 Parking Lot / Site Plan Submittal - August xx, 2009

Project Title
The Depot

2 S. Bedford Street
 Drawing Title
Site Lighting Plan

Project No. Drawing No.

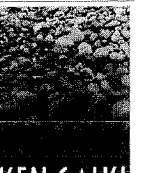
0842 C-1.2

SITE LIGHTING PLAN
 1/16" = 1'-0"

0 8 16 32 48
 SCALE: 1/16" INCH = 1 FOOT (24"x36")

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KEN SAKI
DESIGN INC

LANDSCAPE ARCHITECTS

303 S. PATERSON
SUITE ONE
MADISON, WI 53703
Phone: 608 251-3600
Fax: 608 251-9330
www.kso-ia.com

Notes

- See sheet L-4.2 for planting details
- Install tree protection fencing at least 5'-0" on each side of all existing trees for the width of the terrace area to protect the structural support roots. If any excavation is needed within 5'-0" of the trees, City Forestry shall be called to evaluate the excavation and approve any root cutting.
- Landscape contractor shall contact City Forestry at least 48 hours prior to planting street trees to approve planting stock and mark the tree locations. Contact Dean Kahl, 608-266-4816, DKahl@cityofmadison.com

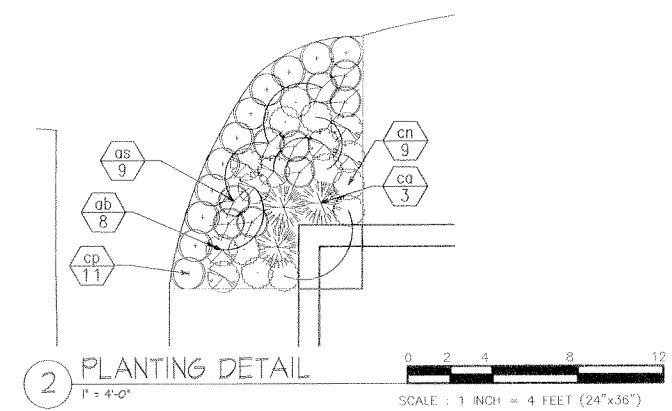
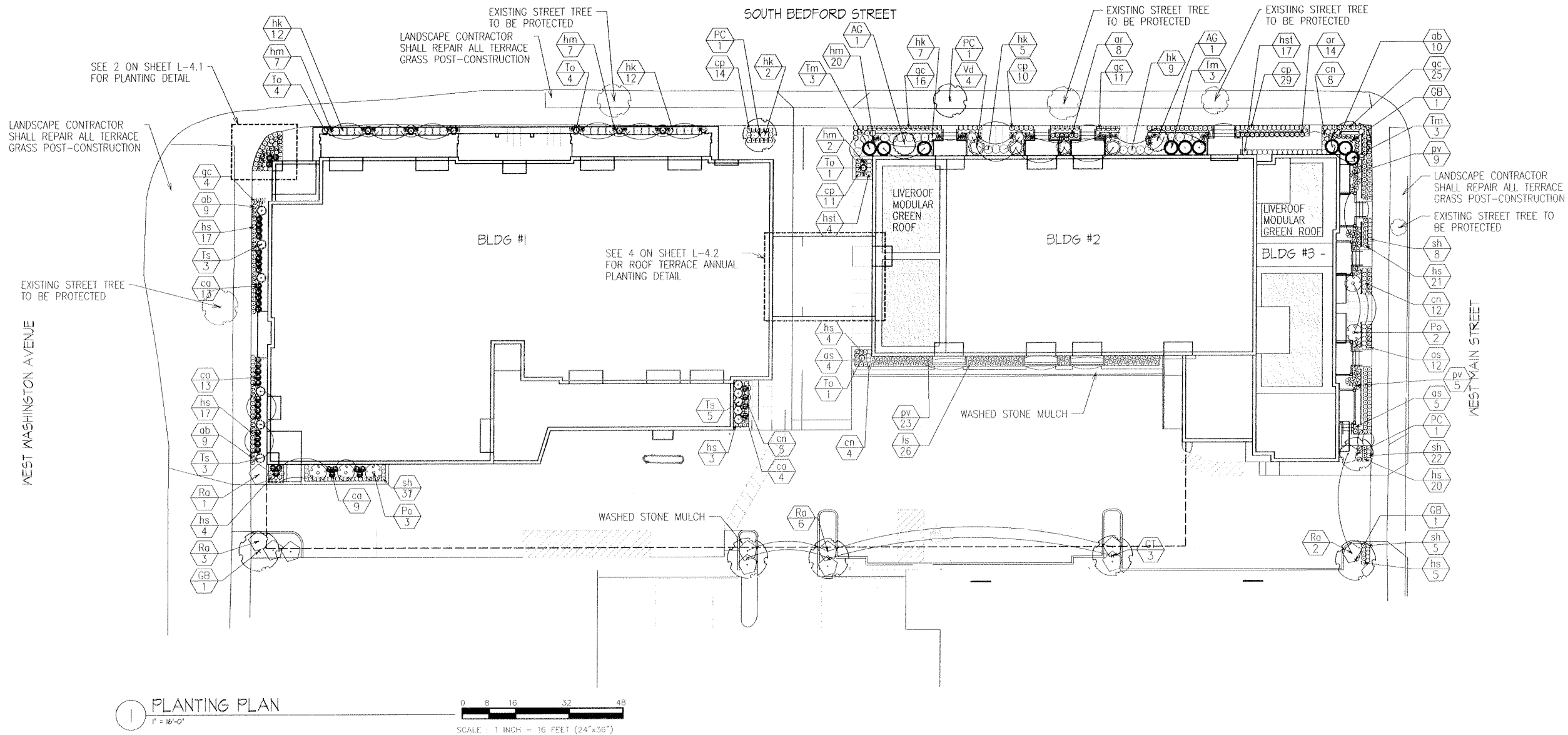
Revisions
GDP-SIP Submittal - April 15, 2009
July 24, 2009
Parking Lot/Site Plan Submittal - August 6, 2009

Project Title
The Depot

2 S. Bedford Street
Drawing Title
Planting Plan

Project No. **0842** Drawing No. **L-4.1**

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Plant List Key	Botanical Name	Common Name	Quantity	Install Size	Full-grown Size height	Full-grown Size width	Comments
Deciduous Trees							
AG	<i>Amelanchier x grandiflora 'Cole'</i>	Cole's Select Serviceberry	2	6' ht. B&B	15-20'	10-15'	multi-stem
GB	<i>Ginkgo biloba 'Princeton Sentry'</i>	Princeton Sentry Ginkgo	3	2.5" cal. B&B	40'	16'	
GT	<i>Gleditsia triacanthos 'Skyline'</i>	Skyline Honeylocust	3	2.5" cal. B&B	45'	35'	
PC	<i>Pyrus calleryana 'Chanticleer'</i>	Cleveland Select Callery Pear	3	2.5" cal. B&B	35'	16'	
Deciduous Shrubs							
Po	<i>Physocarpus opulifolius 'Seward'</i>	Summer Wine Eastern Ninebark	5	2' ht. cont.	5-6'	5-6'	
Ra	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Fragrant Sumac	12	18" spd. Cont.	2.5'	6-8'	
Vd	<i>Viburnum dentatum 'Christom'</i>	Blue Muffin Viburnum	4	3' ht. cont.	4-6'	4-6'	
Evergreen Trees							
Ts	<i>Thuja occidentalis 'Smaragd'</i>	Emerald Green Arborvitae	11	4' ht. cont.	8-12'	3-4'	
Evergreen Shrubs							
Tm	<i>Taxus x media 'Tauntonii'</i>	Taunton Yew	9	1.5' ht. cont.	3-4'	4-5'	
To	<i>Thuja occidentalis 'Holmstrup'</i>	Holmstrup Arborvitae	10	4' ht. cont.	5'	2-3'	
Perennials/Grasses/Groundcovers							
ar	<i>Ajuga reptans 'Catlin's Giant'</i>	Catlin's Giant Carpet Bugle	22	1 qt. cont.	8-12"	1-1.5'	
as	<i>Allium tanguticum 'Summer Beauty'</i>	Summer Beauty Ornamental Onion	30	1 qt. cont.	1-1.5'	1.5-2'	
ab	<i>Amsonia x 'Blue Ice'</i>	Blue Ice Star Flower	36	1 qt. cont.	1-1.5'	1.5-2'	
ca	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	42	1 gal. cont.	3-4'	2-3'	
cn	<i>Calamintha nepeta ssp. 'Nepeta'</i>	Lesser Calamintha	38	1 qt. cont.	1.5-2'	1.5-2'	
cp	<i>Carex pensylvanica</i>	Pennsylvania Sedge	75	1 qt. cont.	6-12"	1.5-2'	
gc	<i>Geranium x cantabrigiense 'Blokovo'</i>	Biokovo Geranium	56	1 qt. cont.	6-8"	12-18"	
hm	<i>Hakonechloa macra 'Aureola'</i>	Golden-Leaved Japanese Forest Grass	35	1 qt. cont.	2-3'	1.5-2'	
hs	<i>Helictotrichon sempervirens 'Saphirsprudel'</i>	Blue Oat Grass	91	1 qt. cont.	18-30"	1.5-2'	
hk	<i>Hosta 'Krossa Regal'</i>	Krossa Regal Hosta	47	1 qt. cont.	2-3'	2.5'	
hst	<i>Hosta 'Stripease'</i>	Stripease Hosta	21	1 qt. cont.	20"	2'	
ls	<i>Liatris spicata 'Kobold'</i>	Blazing Star	26	1 qt. cont.	1.5-2'	6"-1'	
pv	<i>Panicum virgatum 'Northwind'</i>	Northwind Switch Grass	37	1 gal. cont.	4-6'	2-3'	
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed	66	1 qt. cont.	2-3'	1.5-2'	



BUILDING #3

BUILDING #2

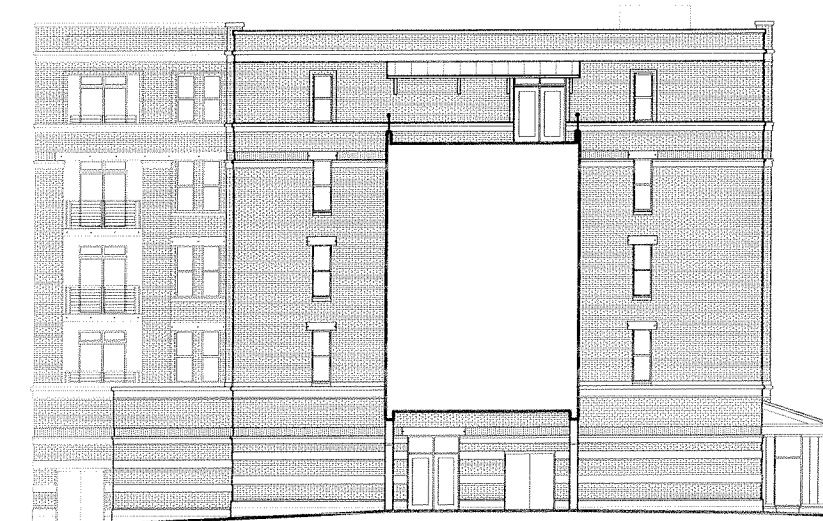
BUILDING #1

A NORTH EAST ELEVATION AT S. BEDFORD ST.
A-2.1 5.82' - 1'-0"



BUILDING #1

B NORTHWEST ELEVATION AT W. WASHINGTON
A-2.1 5.82' - 1'-0"



BUILDING #1

C SOUTHEAST ELEVATION AT PRIVATE DRIVE
A-2.1 5.82' - 1'-0"

Revisions
SDC Final Submittal - July 29, 2009
Issued for Bidding - August 4, 2009
Minor Alteration to GDF-61P - August 5, 2009

Project Title
The Depot

2 S. Bedford Street
Drawing Title
Elevations
Buildings #1-#3
Project No.

0842

Drawing No.

A-2.1

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BUILDING #1

BUILDING #2

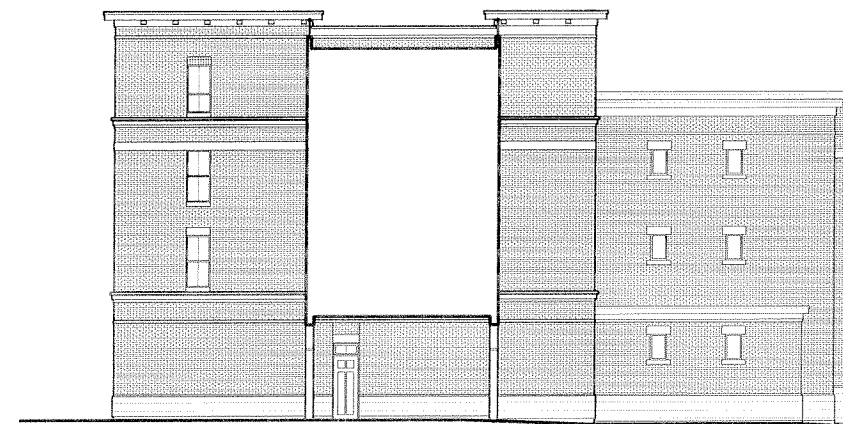
BUILDING #3

D SOUTHWEST ELEVATION AT PARKING LOT
A-21 5/8" = 1'-0"



BUILDING #3

E SOUTHEAST ELEVATION AT WEST MAIN ST.
A-21 5/8" = 1'-0"



BUILDING #2

F NORTHWEST ELEVATION AT PRIVATE DRIVE
A-21 5/8" = 1'-0"

Revisions
UDC Final Submittal - July 29, 2004
Issued for Bidding - August 4, 2004
Minor Alteration to 65P-51P - August 5, 2004

Project Title
The Depot

2 S. Bedford Street

Drawing Title
Elevations
Buildings #1-#3

Project No. Drawing No.

0842

A-2.2

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