

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # \_\_\_\_\_

Project # \_\_\_\_\_

Legistar # \_\_\_\_\_

DATE SUBMITTED: 5/23/12

Action Requested

Informational Presentation

☒ Initial Approval and/or Recommendation

UDC MEETING DATE: 6/6/12

Final Approval and/or Recommendation

PLEASE PRINT!

PROJECT ADDRESS: 211 SOUTH BEDFORD STREET

ALDERMANIC DISTRICT: 4

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:

LES OROZ

SUTTON ARCHITECTURE

505 UNIVERSITY AVENUE

104 KING STREET

MADISON, WI 53703

MADISON WI 53703

CONTACT PERSON: JOHN

Address: \_\_\_\_\_

Phone: (608) 469-2528

Fax: (608) 255-1764

E-mail address: JOHN@SUTTONARCHITECTURE.COM

PLEASE PRINT!

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.

ZONING TEXT PUD(GDP-SIP)  
Aspen Court  
211 South Bedford Street  
Madison, WI 53703

Legal Description: Lots 1, 2, and the southwest  $\frac{1}{2}$  of lot 3, block 30, Original Plat of the City of Madison, located in the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , Section 23, T7N, R9E, City of Madison, Dane County, Wisconsin.

A. Statement of Purpose: This zoning district is established for the development of 58 apartments with 62 total bedrooms, and 70 underground parking stalls.

B. Permitted Uses:

1. Residential uses as allowed in the R-6 zoning district.
2. Uses accessory to permitted uses listed above.

C. Lot Area: 22,011 square feet.

D. Floor Area Ratio:

1. Maximum floor area ratio permitted is 3.0.
2. Maximum building height shall be four (4) stories or as shown on the approved SIP.

E. Yard Requirements: Yard areas will be provided as shown on the approved SIP.

F. Landscaping: The landscaping will be provided as shown on the approved SIP.

I. Signage: Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R-6 district, or as approved by Urban Design.

J. Family Definition: The family definition for this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R-6 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 by the city Plan Commission.



LETTER OF INTENT  
May 23, 2012

PUD-GDP/SIP Submission – **Aspen Court**

211 South Bedford Street

Proposed by

Les Orosz  
Orosz Properties  
505 University Avenue  
Madison, WI 53703

(608) 256-7368

Prepared by

John W. Sutton  
Albright  
Sutton Architecture  
Plandesign  
104 King Street  
Madison, WI 53703

Douglas Kozel      Ryan Quam      Andy  
KEE Architecture      Quam Engineering

(608) 469-2528

## STATEMENT OF RATIONALE (MARKET)

This submittal is to redevelop lots 1, 2, and the SE half of lot 3 in block 30. We have identified the goals of the neighborhood plan as well as the downtown plan that will be released shortly. We have also worked with the neighborhood to identify a scale and density that works for them as well as the owner. This location has great access to all areas of the city, including by bus and bicycle paths.

This area has seen major interest for high-end apartments. Young professionals continue to look in this neighborhood for desirable housing. Madison's unique isthmus limits the amount of land that is available for development, making the demand even greater. Also the increase in student housing closer to campus has helped to enhance the desire for market rate apartments east of West Washington Avenue.

## FEASIBILITY

This site has great access and is adjacent to several newer developments. Some are condominiums that will benefit from developing upscale rental in place of tired student residential housing stock. Even though there are more apartments being proposed, it appears the market needs more units. The major user is coming from Epic, which continues to expand and hire more employees. We do not see this trend changing. Also, a large sector in the housing market is looking to rent better apartments rather than buy. With several interesting projects in the same area, it generates stronger interest from this group.

## PROJECT DESCRIPTION

Parking will be underground, providing 71 parking spots, with two HDGP-accessible. There will also be bicycle, moped, and motorcycle parking in a dedicated area of the underground parking structure. There will be a total of 58 apartments. The mix will be 50 one-bedroom that vary from 440 to 840 square feet, 4 one-bedroom plus den with 795 square feet, and 4 two-bedroom units with 1,165 square feet. We will also have a work out area on the first floor.

## POTENTIAL IMPACTS (AMENITIES)

This site has tremendous visibility, but is currently underwhelming in use and architecture. The proposed development provides a great opportunity to continue to improve the quality of housing in this location. Even though this is not considered a large development, we are providing amenities that will help the neighborhood. This includes a loading facility, sufficient underground parking, additional landscaping, and bike racks for tenants and the general public.

Our site is on the city bus route for easy access anywhere in the city. Also, we are connected to city bike paths. These are great transportation amenities for the tenants. We are also near the square, city parks, Lake Monona, and major vehicular arteries.



## NEIGHBORHOOD CONTEXT (DENSITY)

We have worked closely with the neighborhood to develop the program and architecture. We are also following the neighborhood plan as well as the soon-to-be released downtown plan. We have paid particular attention to breaking up the massing and creating individual entrances for the first floor apartments.

This location in the Bassett neighborhood was identified as a transition area that could handle higher density for multi-family housing.

## OPEN SPACE

Our open space will consist of one large side lot area of 1,430 square feet, one large terrace garden area of 3,550 square feet, and one small courtyard of 500 square feet. All but three apartments will have decks or terraces. They will vary from 60 to 110 square feet, for an additional 3,564 square feet. The total open space will be 9,044 square feet.

## PARKING AND ACCESS

We will have 70 parking stalls on two levels of underground parking. Two of these stalls will be HDCP-accessible. There will also be a 10' by 35' service bay stall. Both driveways will be from Bedford Street, which we feel is the street which has heavier traffic.

## MANAGEMENT

The facility will be managed by the owner's management company located at 505 University Avenue. They have daily office hours from 8:00 a.m. to 5:00 p.m. After hours, they have an emergency number the residents can call.

## BIKE PARKING

We will have racks for 8 bikes for public use and 90 for residential use. The residential storage will be in the underground parking area. We will modify bike stalls to moped stalls as needed.

## CURRENT ZONING

The existing zoning is R-6. The following is a comparison with what would be required by the current zoning and what we are actually providing.

	actual lot	required
Lot Area:	22,011.f.	26,700 s.f.
Floor Area Ratio:	3.0	2.0
Footprint:	55% lot coverage	40%
Yard Requirement:	5' front 11' side 5' street side 5' rear	10' front 5' side 10' street side 5' rear
Useable Open Space:	9,044 s.f.	4,340 s.f.
Off Street Parking:	70	8
Bike stalls:	90	62
Off Street Loading:	1	1
Height:	4 story	4 story

## PROJECT SCHEDULE

August 2012:	Demolition
September 2012:	Excavation and Start of Construction
June 2013:	Completion

## PROJECT TEAM

Owner:	Les Orosz
Architect:	John W. Sutton & Douglas Kozel AIA
Civil:	Ryan Quam
Structural:	Bob Jones
Landscape:	Andy Albright

## GENERAL DESIGN STANDARDS

### Architectural Design

The massing of the building will be minimized by major setbacks as well as utilizing bump-outs that will only extend three stories. The entire underground parking structure will have a masonry veneer wherever it extends above grade. The bump-outs will have a brick veneer. The main body of the structure will have a 5" exposed lap cement board siding. The two major setbacks (street courtyard and main entry) will have a horizontal metal shingle with concealed fasteners.

### Utilities

All utility service within the proposed development will be provided underground. All utilities are accessed on the site and will not require excavation into the street. Existing utility poles will be eliminated whenever possible. See utility plan.

### Storm Drainage

All storm water for the structures will drain toward West Doty Street. We will tie into the storm pipe on West Doty Street and have a sediment catch basin on site. We will also utilize rain barrels to catch the first flush from the roof drainage for site landscape watering.

### Site Lighting

The design of all site lighting will be coordinated to complement the site design and architectural character of the building.

All fixtures will be positioned with care taken to direct light away from windows and street traffic. All lighting will be down lights. We will provide recessed wall lights at the base of the masonry wall to light just the immediate sidewalk for additional safety and welcoming aesthetics in the large terrace area.

### Signs

The building will be identified with the project name on the face of the masonry as well as the building number.

## Service Area

Trash collection is in a trash room accessible to all residential tenants on the first parking level, near the garage entry. The trash area will handle all recycling material as well.

## Landscaping

The landscaping plan provides durable plantings at the perimeter of the building with increased color identifying the entrance areas. We will maintain all terrace trees. The main terrace garden will have large planters with small ornamental trees and smaller plantings with a maintenance path through it.

## Walkways

All walkways will be constructed of concrete to match existing sidewalks. The existing sidewalk will be replaced along the entire lot. We are also proposing individual access to the first floor units from the sidewalk.

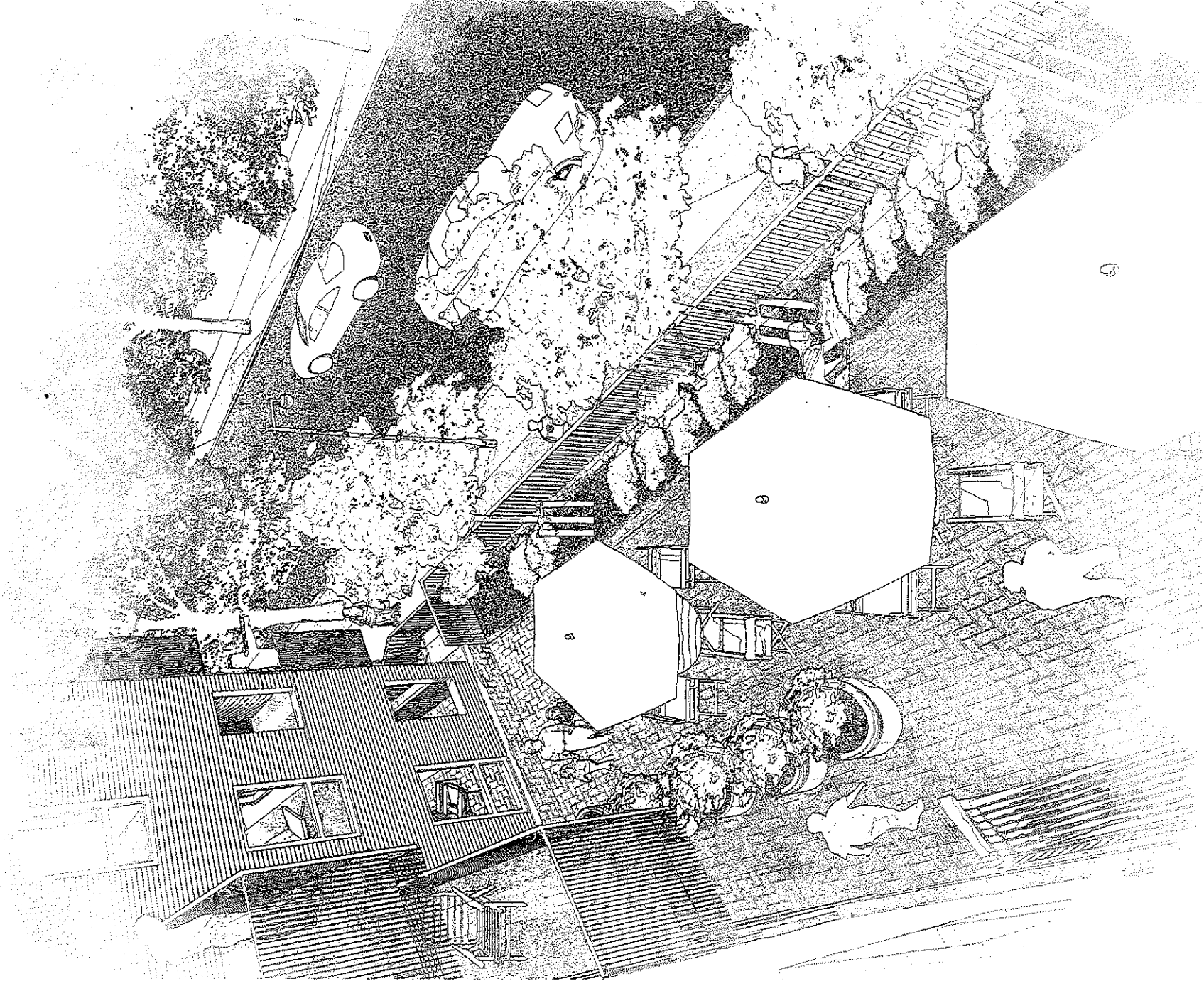
## Parking Areas

We will have 70 parking stalls for the 58 unit. The stalls will be "one size fits all", 8'-9" by 17'-0", with 23'-0" drive aisles. Two underground stall will be HDCP-accessible and near the elevator. We will have a dedicated area for bikes capable of handling 90 bicycles, with an additional 8 visitor stalls. We will convert 3 bike stalls for 2 mopeds as needed.

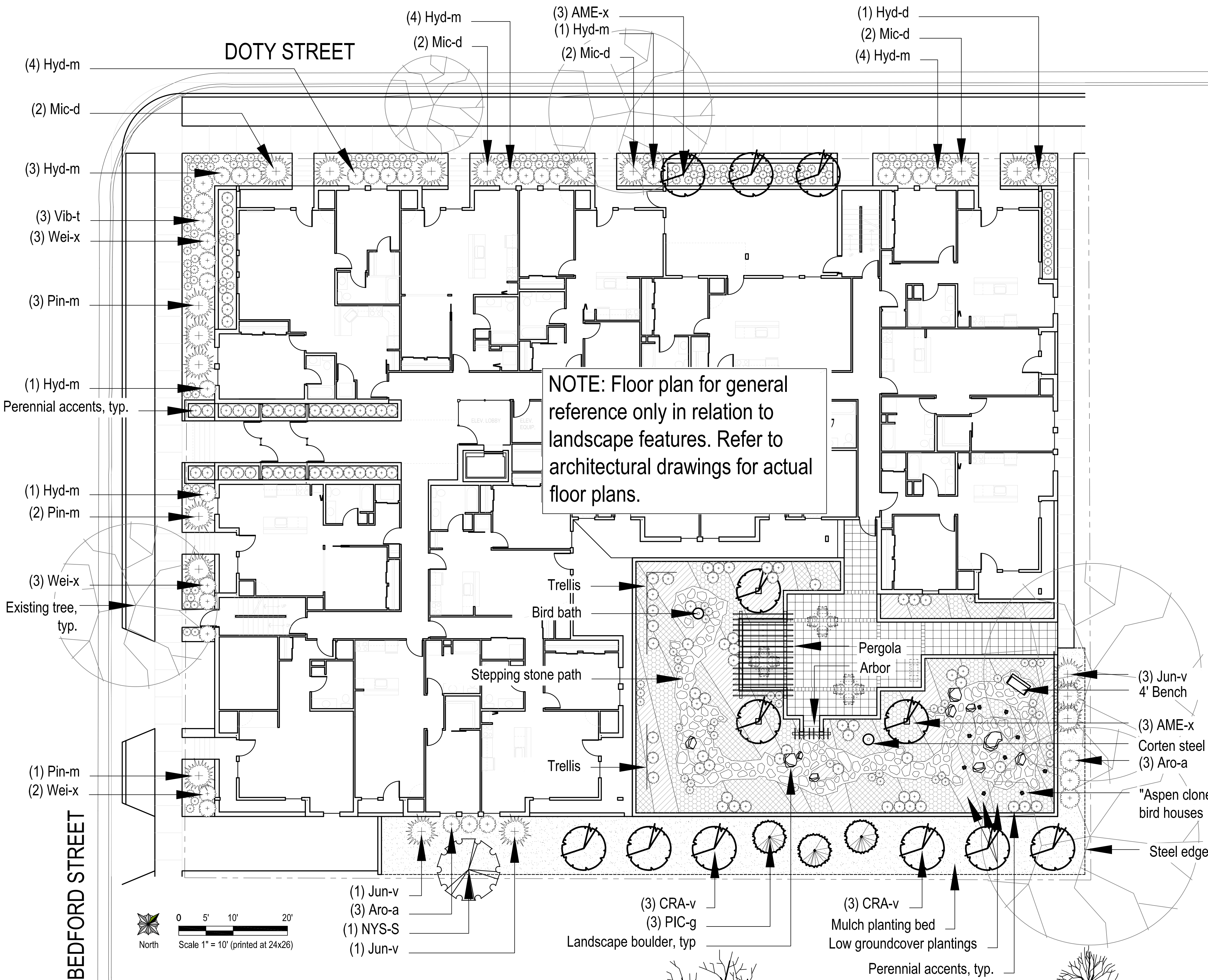


# Aspen Court

211 South Bedford Street

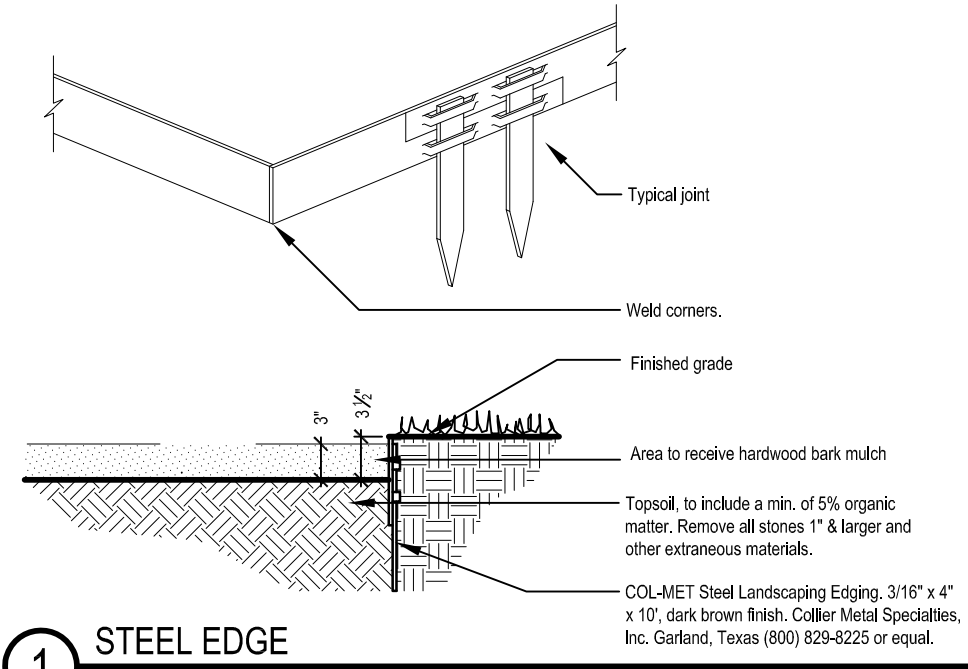






PLANT SCHEDULE							
SYM	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	MATURE SIZE	DETAIL
MEDIUM CANOPY TREES							
NYS-S	Nyssa sylvatica	Black Tupelo	1.5" cal	B&B	Full, symmetrical, strong central leader	30'-50' H x 20'-30' W	5/L1.1
LOW ORNAMENTAL TREES							
AME-x	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8' ht	B&B	Full, matched, 3-5 stems	15'-25' H x 15'-25' W	4/L1.1
CRA-v	Crataegus viridis 'Winter King'	Winter King Hawthorn	8' ht	B&B	Full, matched, single-stemmed	25'-35' H x 25'-35' W	5/L1.1
EVERGREEN TREES							
PIC-g	Picea glauca v. densata	Black Hills Spruce	5' ht	B&B	Symmetrical	20'-40' H x 10'-15' W	6/L1.1
DECIDUOUS SHRUBS							
Aro-a	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	24"	cont.		6' H x 3' W	
Hyd-m	Hydrangea macrophylla 'Bailmer' PPAF	Endless Summer Hydrangea	24"	cont.		3' H x 4' W	
Vib-t	Viburnum trilobum 'Alfreda'	Compact American Cranberry	36"	cont.		5' H x 5' W	3/L1.1
Weil-x	Weigela 'Minuet'	'Minuet' Weigela	18"	cont.		2' H x 3' W	
EVERGREEN SHRUBS							
Jun-v	Juniperus virginiana 'Blue Arrow'	Blue Arrow Juniper	4"	cont.		10'-12' H x 3'-4' W	
Pin-m	Pinus mugo v. mugo	Mugho Pine	18"	cont.		3'-5' H x 3'-4' W	3/L1.1
Mic-d	Microbiota decussata	Russian Cypress	12"	cont.		12'-18" H x 4'-5' W	
PERENNIALS							
all-c	Allium cernuum	Nodding Onion	1/2 gal	cont.			
ger-x	Geranium x cantabrigiense 'Biokovo'	'Biokovo' Cranesbill	1/2 gal	cont.			
heu-m	Heuchera micrantha 'Palace Purple'	Coralbells 'Palace Purple'	1/2 gal	cont.			
lam-m	Lamium maculatum 'Purple Dragon'	'Purple Dragon' Spotted Dead Nettle	1/2 gal.	cont.			
lia-s	Liatris spicata 'Kobold'	Kobold Spike Gayleather	1/2 gal	cont.			2/L1.1
rud-f	Rudbeckia fulgida v. sullivanti 'Goldsturm'	Goldsturm Orange Coneflower	1/2 gal	cont.			
sed-x	Sedum x 'Autumn Joy'	Autumn Joy Sedum	1/2 gal	cont.			
ver-x	Veronica x 'Sunny Border Blue'	'Sunny Border Blue' Speedwell	1/2 gal	cont.			
GROUNDCOVERS							
sed-a	Sedum album 'Green Ice'	'Green Ice' Stonecrop		plug	white flowers Jun - Jul	1"-2" H x 10" W	2/L1.1
sed-f	Sedum floriferum 'Weihenstephaner Gold'	'Weihenstephaner Gold' Stonecrop		plug	yellow flowers Jun - Jul	3"H x 10" W	
sed-s	Sedum spurium 'Dragon's Blood'	'Dragon's Blood' Stonecrop		plug	red flowers Jun - Aug	3"-4" H x 10" W	

NOTE: Floor plan for general reference only in relation to landscape features. Refer to architectural drawings for actual floor plans.

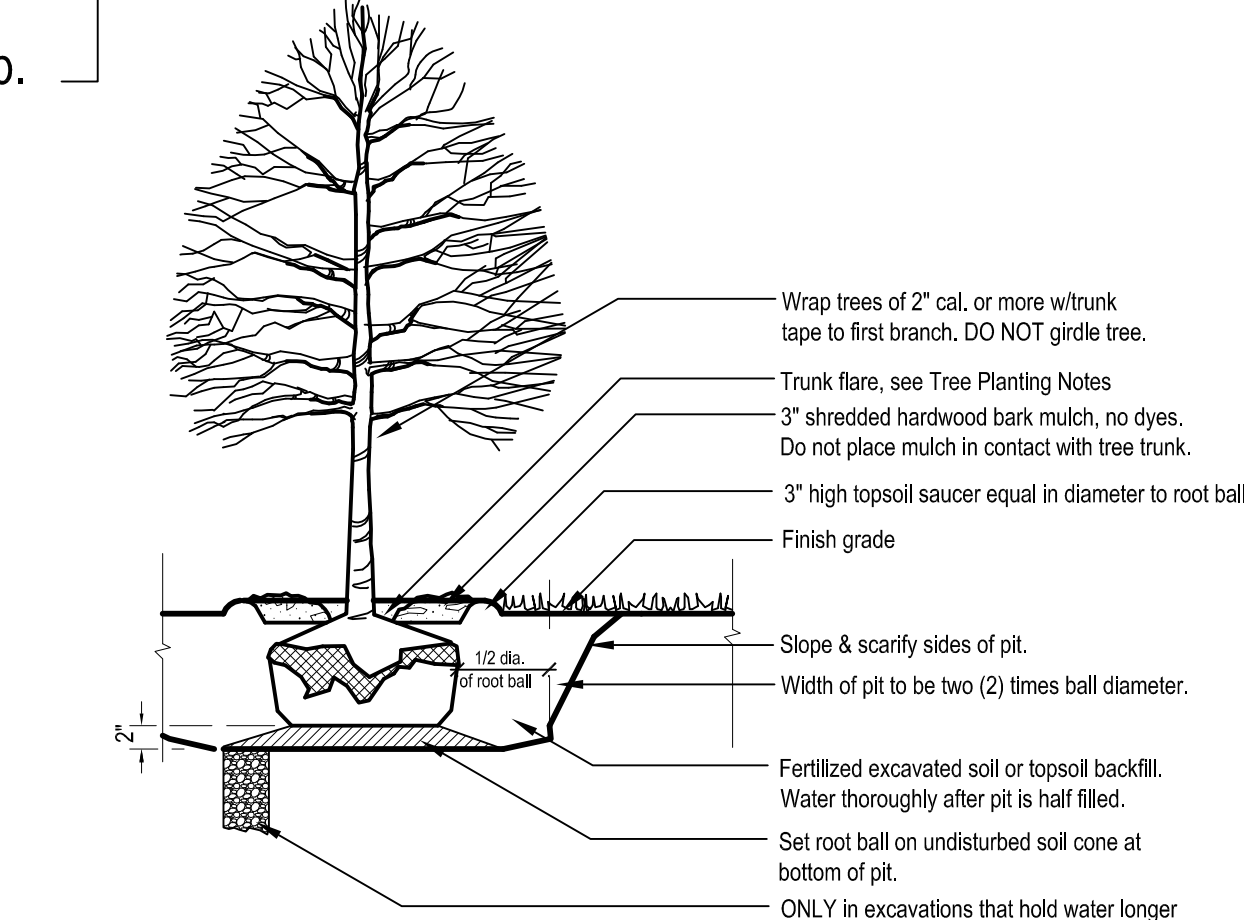
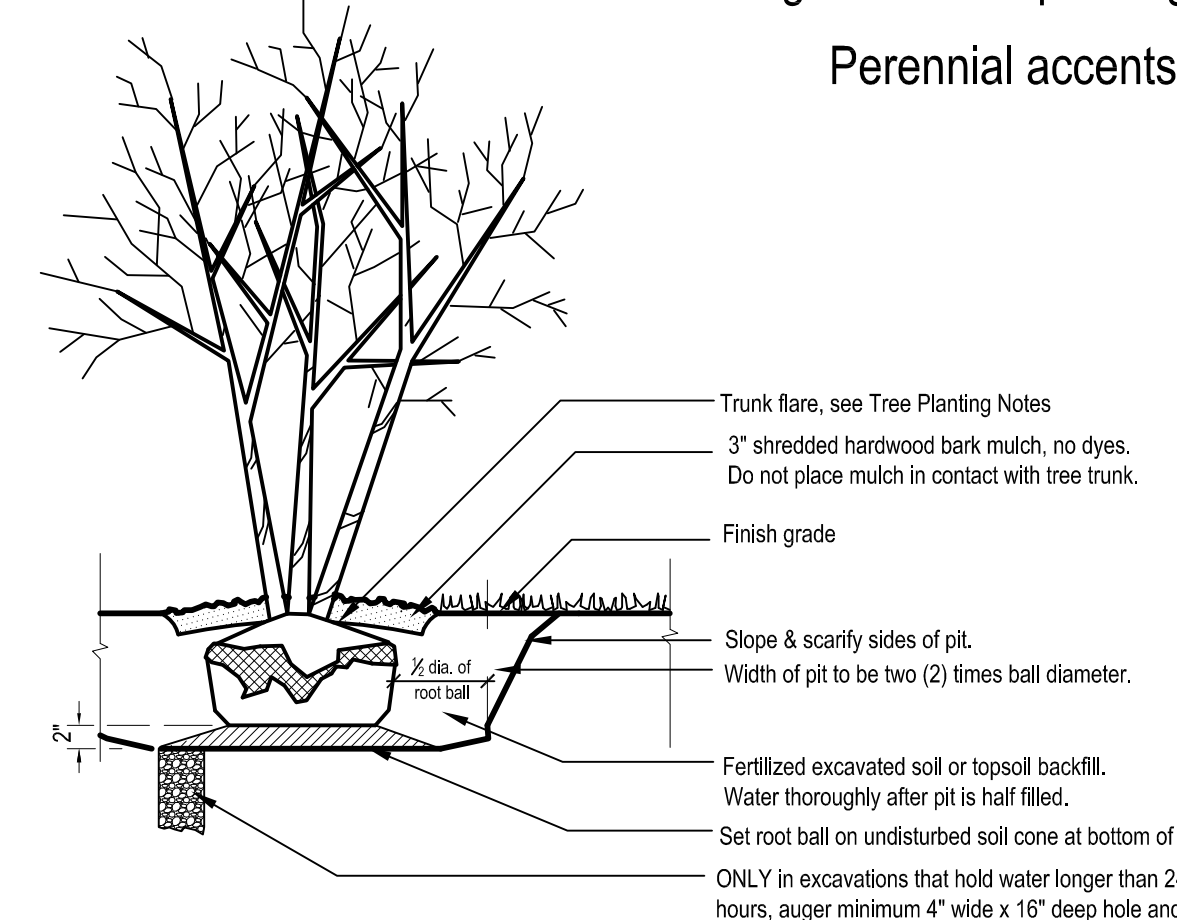
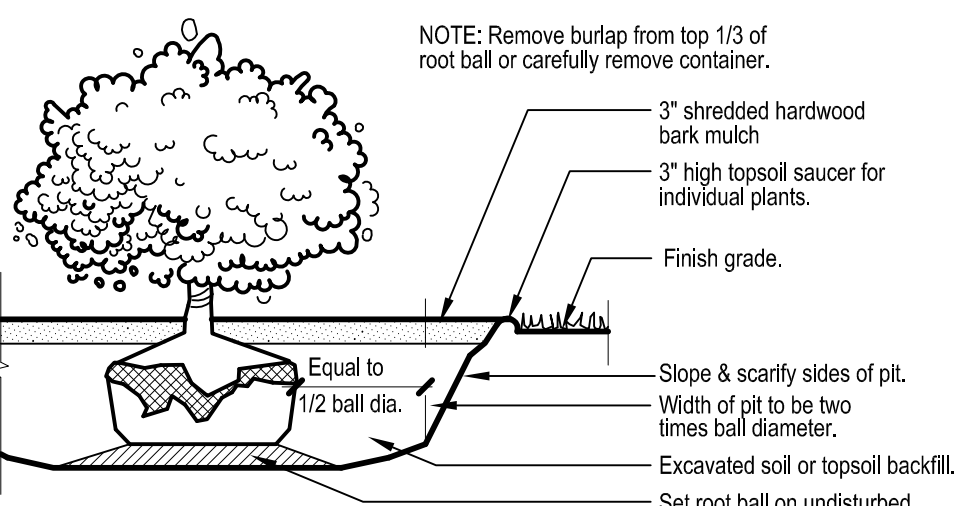
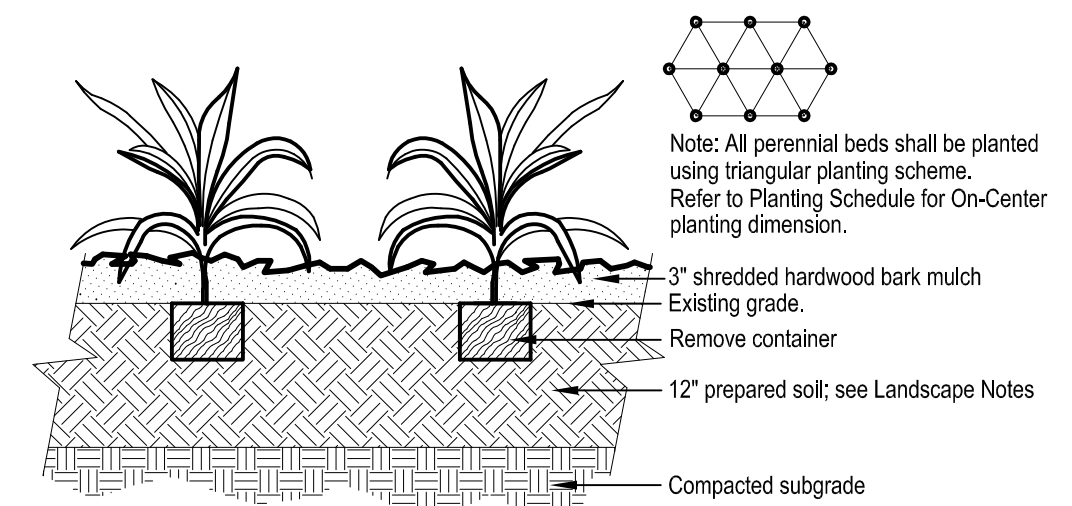
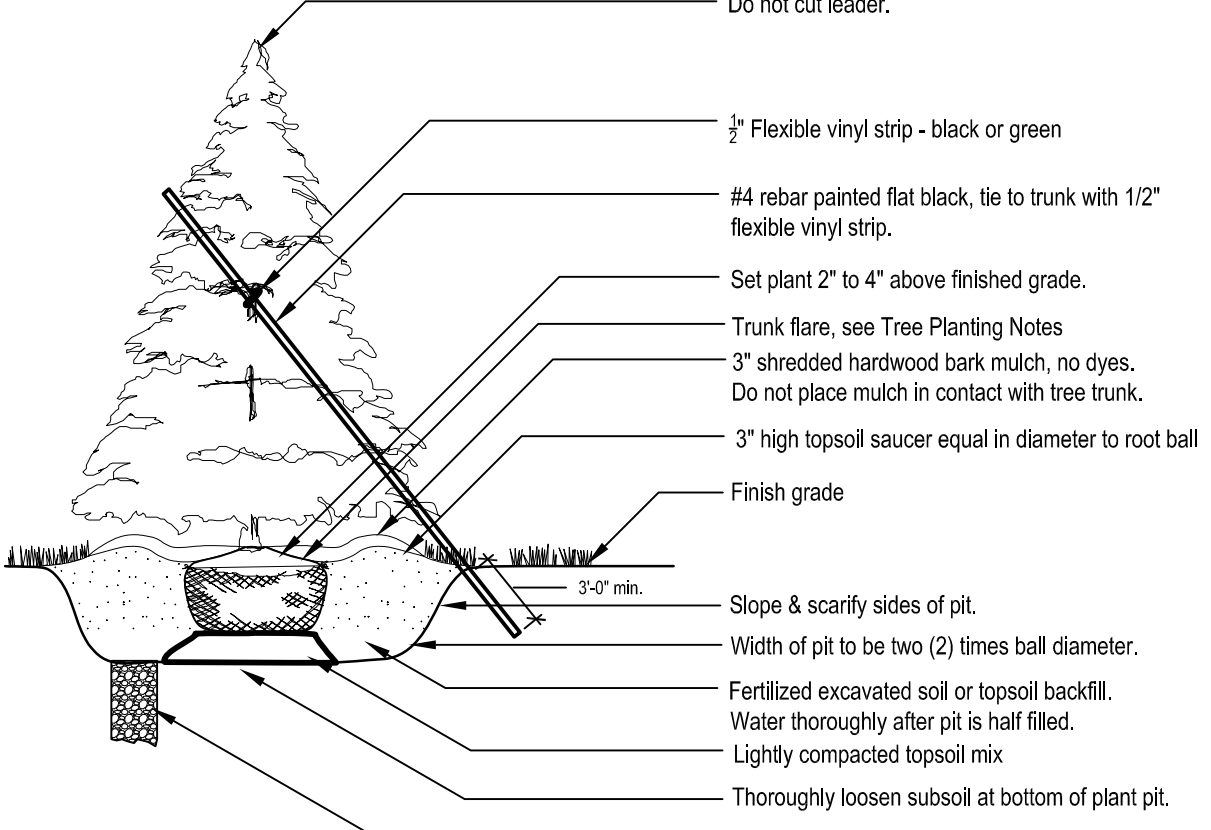


**TREE PLANTING NOTES (ALL TREES)**

1. Mark the north side of the tree in the nursery and rotate tree to face north at the site whenever possible.
2. Each tree must be planted such that the trunk flare is visible at the top of the root ball. Trees where the trunk flare is not visible shall be rejected. Do not cover the trunk flare with soil.
3. If the root ball is wrapped in plastic or other non-biodegradable material, remove the entire wrap. If the root ball is wrapped in burlap, remove burlap and wire baskets from tops of root balls and partially from sides, but do not remove from under root balls.

**EVERGREEN TREE PLANTING NOTES:**

1. This detail used for evergreens 8' or less in size; other evergreens staked in standard fashion.
2. Do not prune evergreens except under direction of Landscape Architect.



2 PERENNIAL PLANTING  
Not to Scale

3 SHRUB PLANTING  
Not to Scale

4 MULTI-STEM TREE PLANTING  
Not to Scale

5 TREE PLANTING  
Not to Scale

6 EVERGREEN TREE PLANTING  
Not to Scale



SITE LOCATION

PROJECT

Aspen Court  
211 South Bedford Street

OWNER

Les Orosz  
505 University Avenue  
Madison, WI 53703 (608)256-7368

ZONING MAP

SITE DATA

BUILDING SIZE	49,475 SQUARE FEET
CONSTRUCTION TYPE	5B
BUILDING HEIGHT	44'-4"
NUMBER OF STORIES	4
OCCUPANCY TYPE	R2
LOT SIZE	22,011 SQUARE FEET
PARKING	70
BIKE PARKING	98
LOADING FACILITY	1
ZONING	PUD

INDEX

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CI.3	GRADING & EROSION CONTROL PLAN
CI.4	UTILITY PLAN
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AI.2	PARKING PLAN
AI.3	FIRST FLOOR PLAN
AI.4	SECOND/THIRD FLOOR PLAN
AI.5	FOURTH FLOOR PLAN
AI.6	ROOF PLAN
A2.1	SW AND NW ELEVATIONS
A2.2	SE AND NE ELEVATIONS

SUTTON

ARCHITECTURE

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Madison, WI 53703  
Tel: 608-499-2528 Fax: 608-255-0764

DESIGN CONSULTANT

DOUGLAS KOZEL AIA  
KEE ARCHITECTURE

CIVIL ENGINEERING

RYAN QUAM  
QUAM ENGINEERING

LANDSCAPE

ANDY ALBRIGHT  
PLANDSIGN

DRAWING

TITLE SHEET  
LOCATION/ZONING MAP

DATA

Project # 201212  
Date: 05.23.12  
Drawn by: jws

T1.1



1  
A2.2  
SOUTHEAST ELEVATION  
SCALE 1/8" = 1'-0"



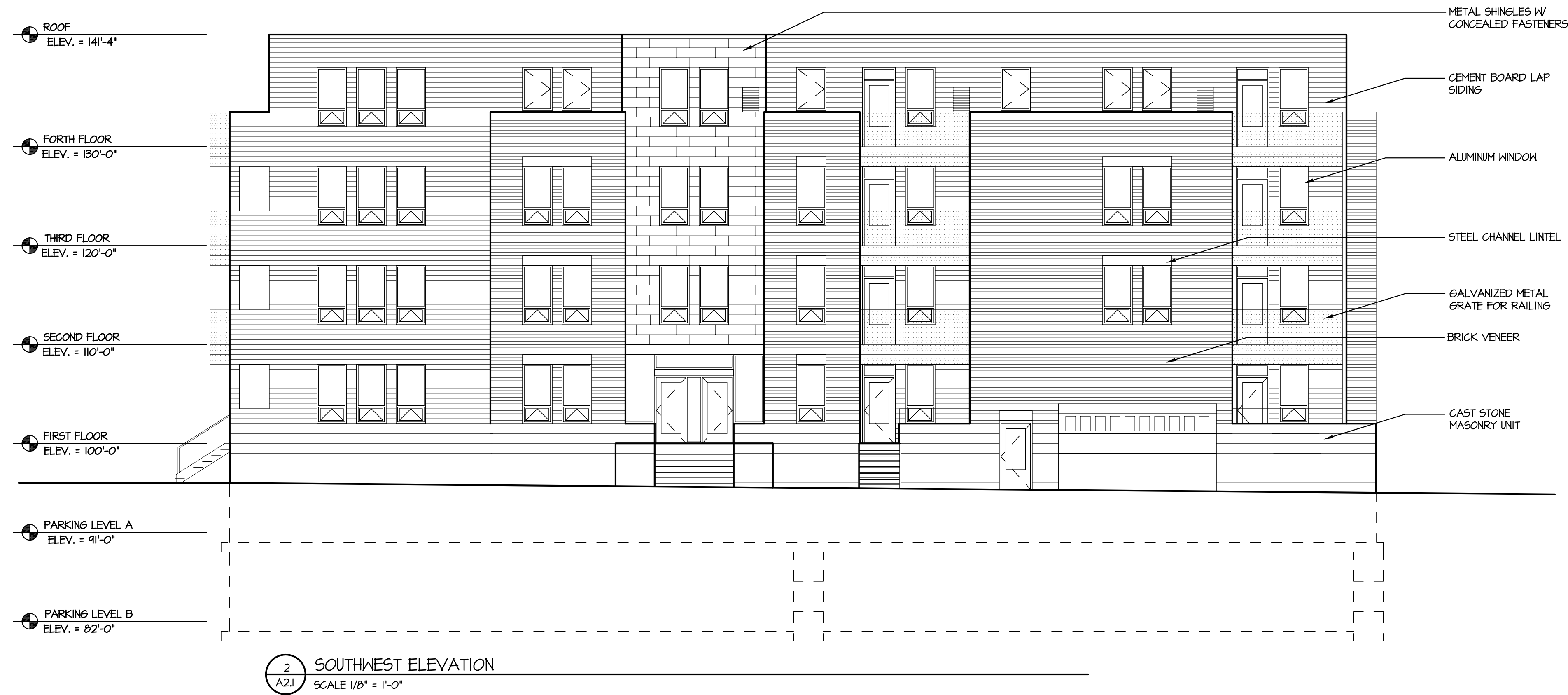
2  
A2.2  
NORTHEAST ELEVATION  
SCALE 1/8" = 1'-0"

OWNER  
**Les Orosz**  
(608) 347-5432  
University Avenue  
Madison, Wisconsin 53703

PROJECT  
**Aspen Court  
Apartments**  
211 South Bedford Street  
Madison, Wisconsin 53703

DRAWING  
SE/NE BUILDING ELEVATIONS

DATA  
Project # 201212  
Date 05.23.12  
Drawn by: j.w.a.



OWNER

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Madison, Wisconsin

PROJECT

Aspen Court  
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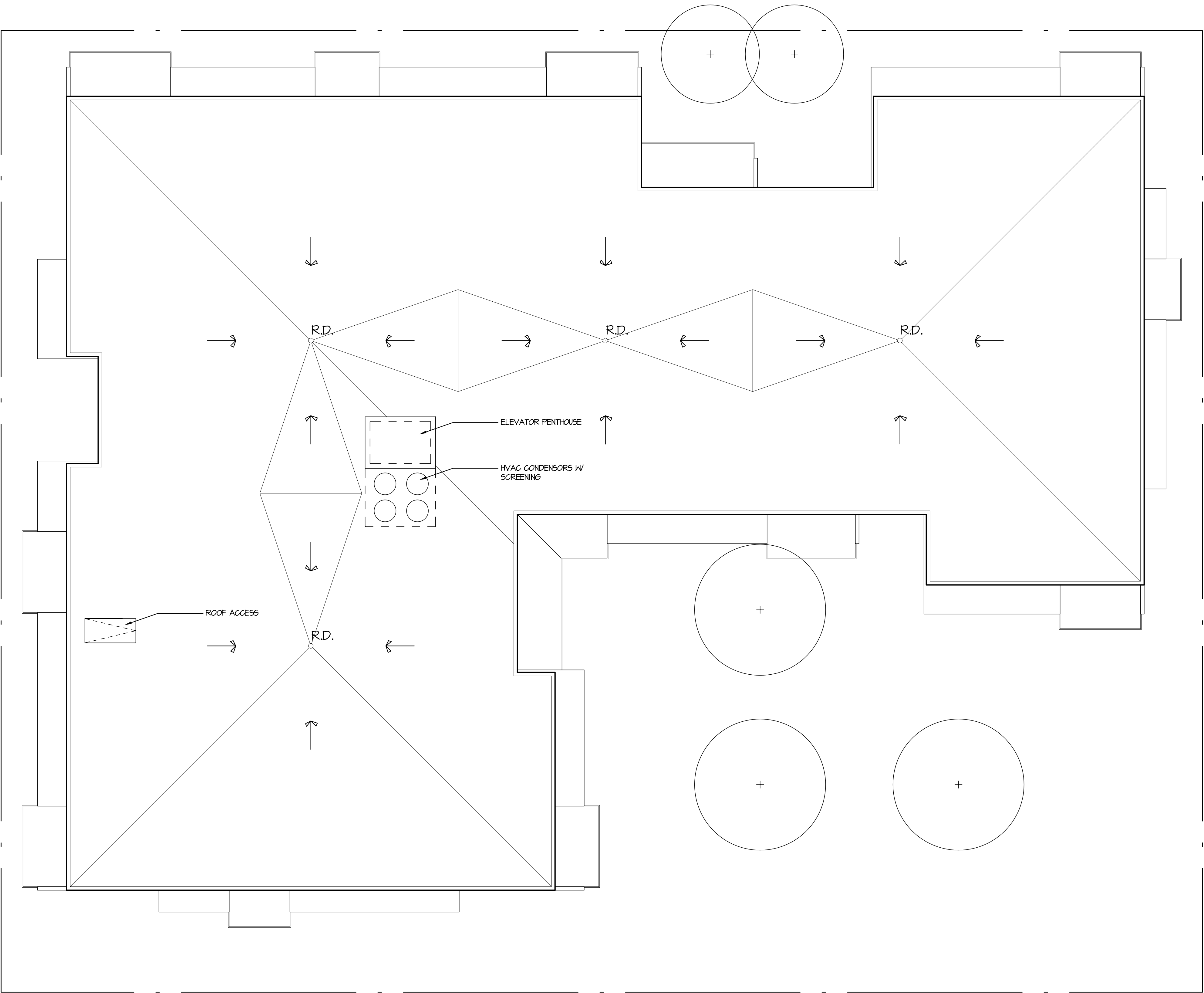
DRAWING

NW/SW BUILDING ELEVATIONS

DATA

Project # 201212  
Date: 05.23.12  
Drawn by: j.w.a.

A2.1



1 ROOF PLAN  
A1.6 SCALE 1/8" = 1'-0"



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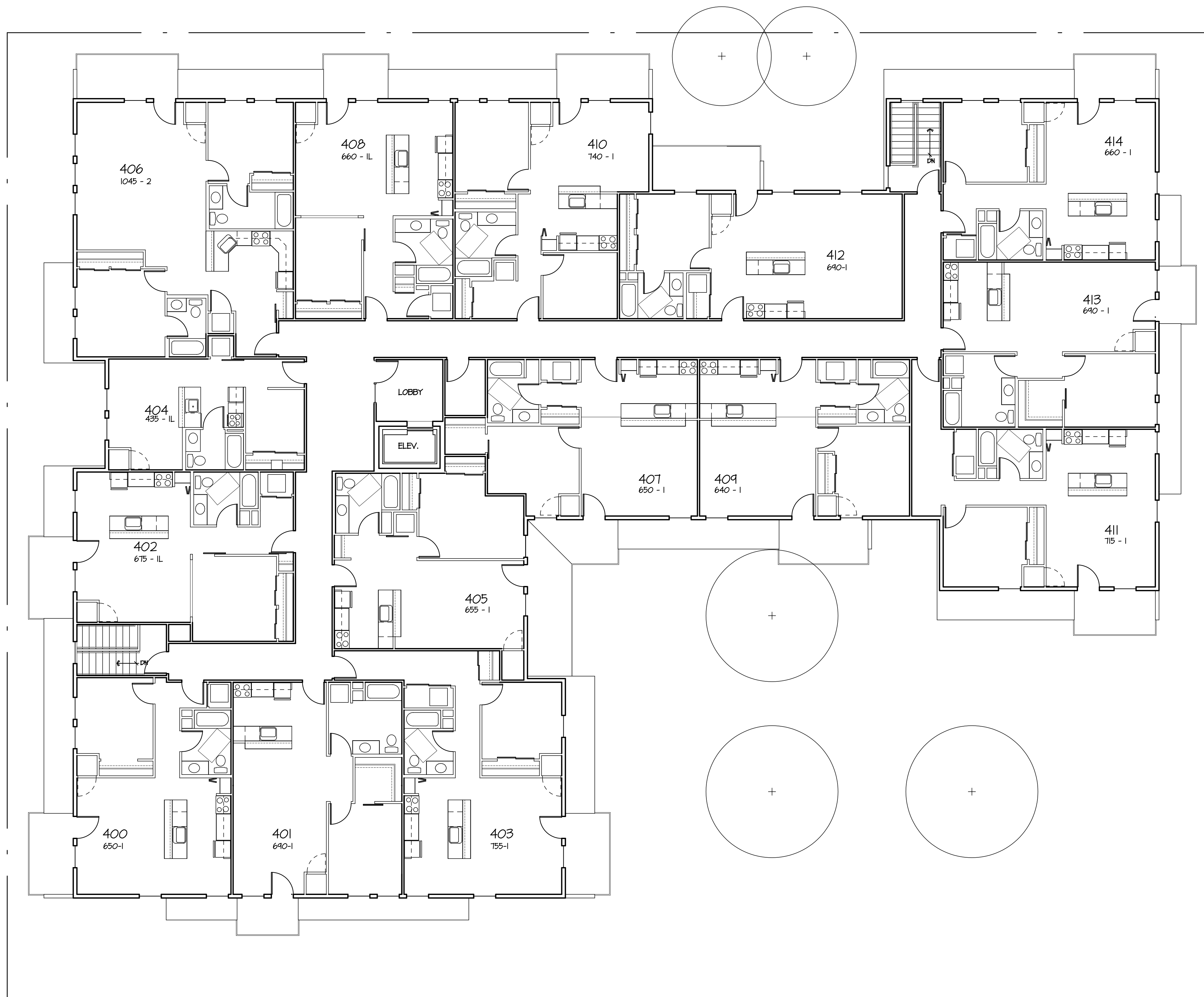
DRAWING

ROOF PLAN

DATA

Project # 201212  
Date 05.23.12  
Drawn by j.w.s.

A1.6



1 FOURTH FLOOR PLAN 11,675 S.F.  
A1.5 SCALE 1/8" = 1'-0"



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Apartments**  
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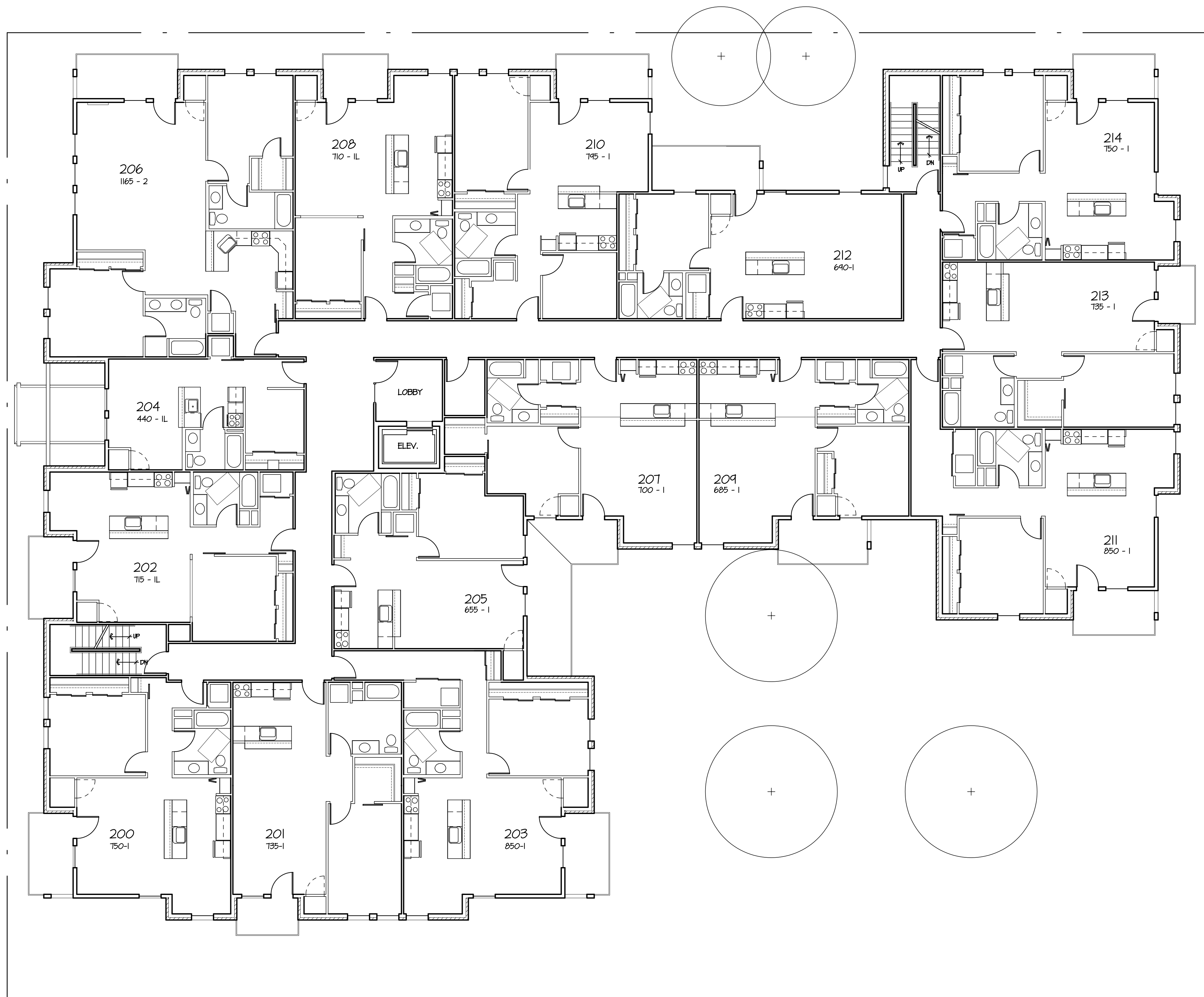
DRAWING

4TH FLOOR PLAN

DATA

Project # 201212  
Date 05.23.12  
Drawn by j.w.s.

**A1.5**



1 2ND & 3RD FLOOR PLAN 12,600 S.F.  
A1.4 SCALE 1/8" = 1'-0"



OWNER

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Madison, Wisconsin

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Aspen Court  
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DRAWING

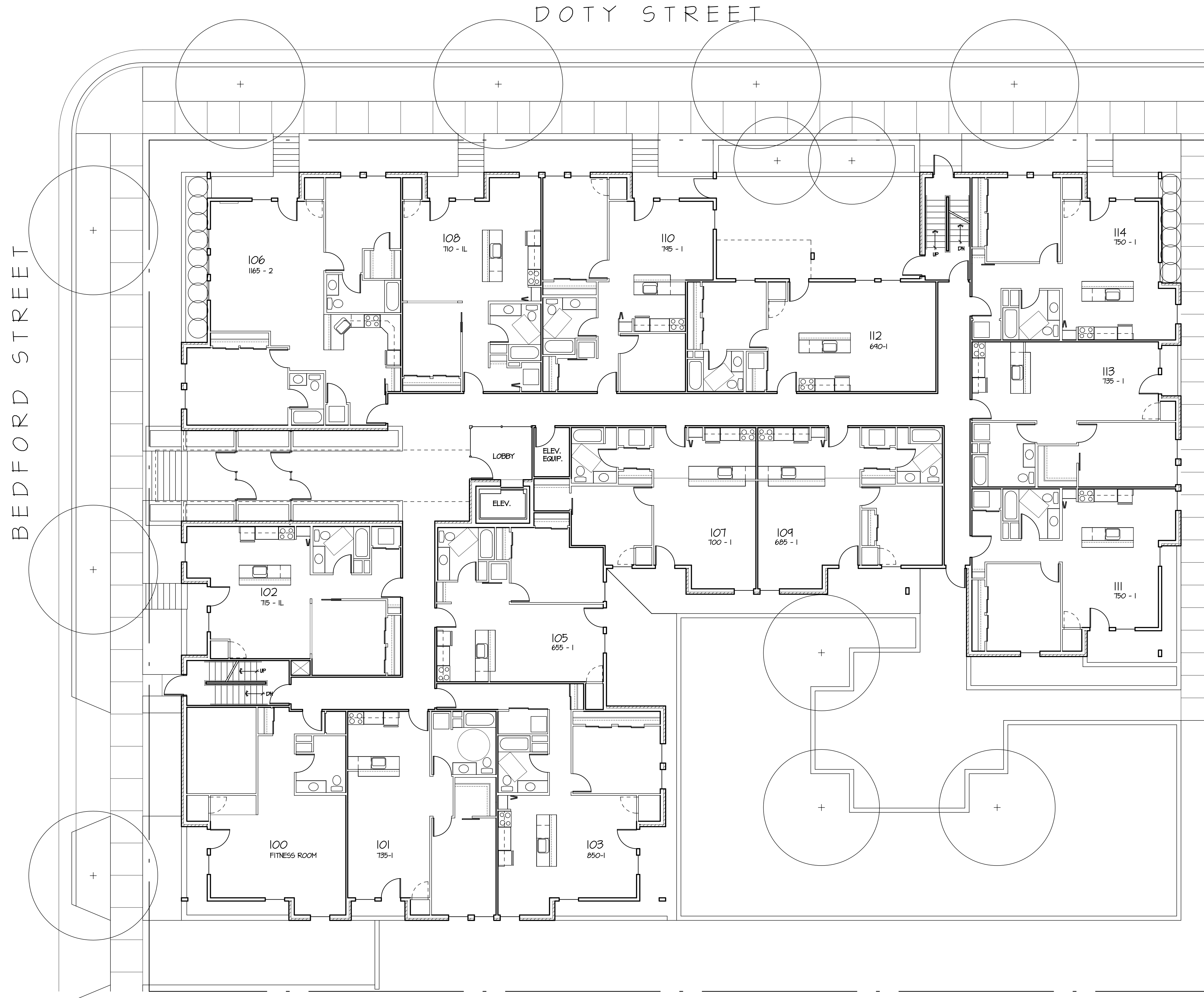
2ND/3RD FLOOR PLAN

DATA

Project # 201212  
Date 05.23.12  
Drawn by j.w.s.

A1.4





1 FIRST FLOOR PLAN 12,600 S.F.  
A13 SCALE 1/8" = 1'-0"



OWNER

Les Orosz  
(608) 347-5432  
University Avenue  
Madison, Wisconsin

PROJECT

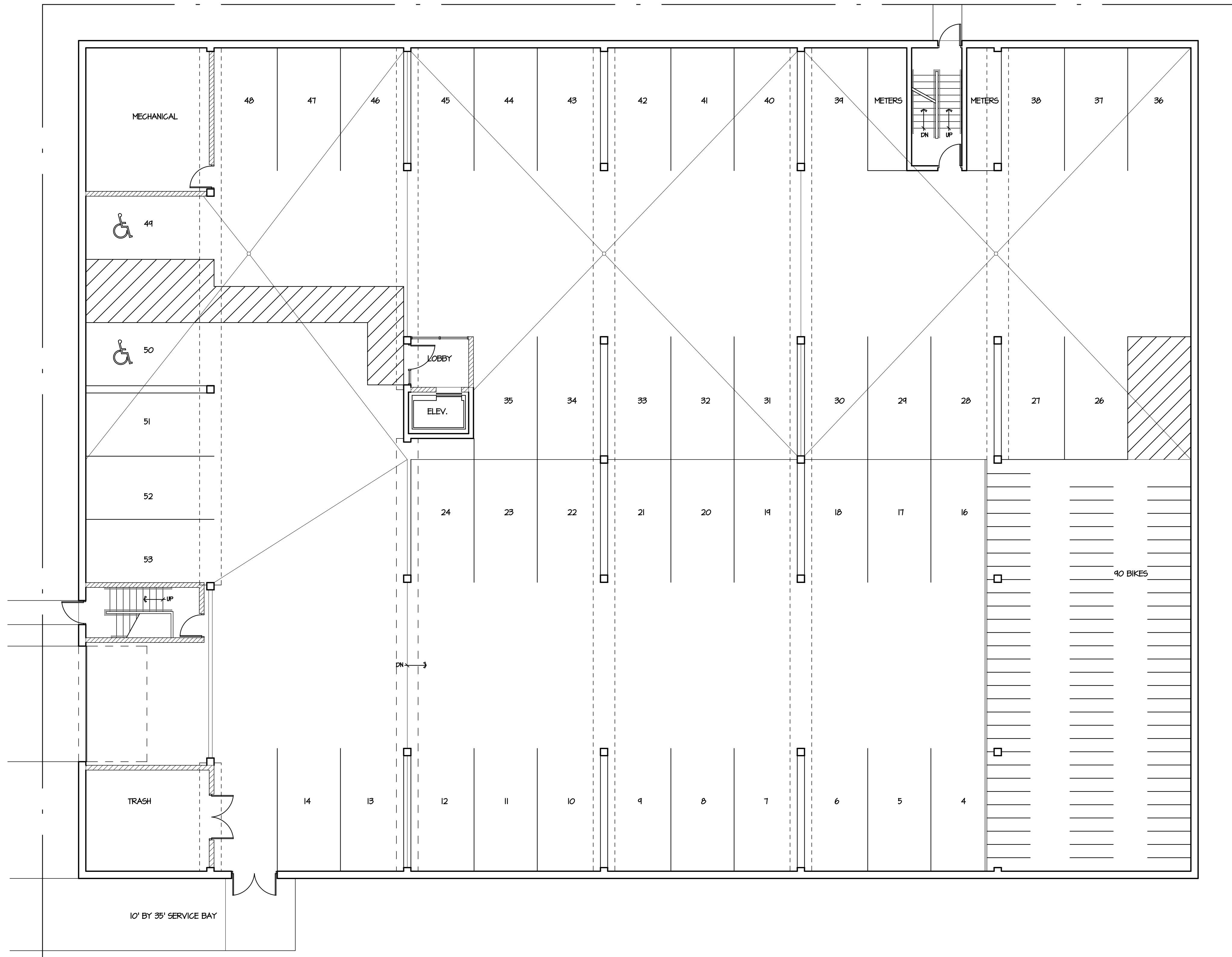
Aspen Court  
Apartments  
211 South Bedford Street  
Madison, Wisconsin 53703

DRAWING

FIRST FLOOR PLAN

DATA

Project # 201212  
Date 05.23.12  
Drawn by j.w.s.



1 PARKING LEVEL A PLAN 17,980 S.F. (52 STALLS)  
A1.2 SCALE 1/8" = 1'-0"



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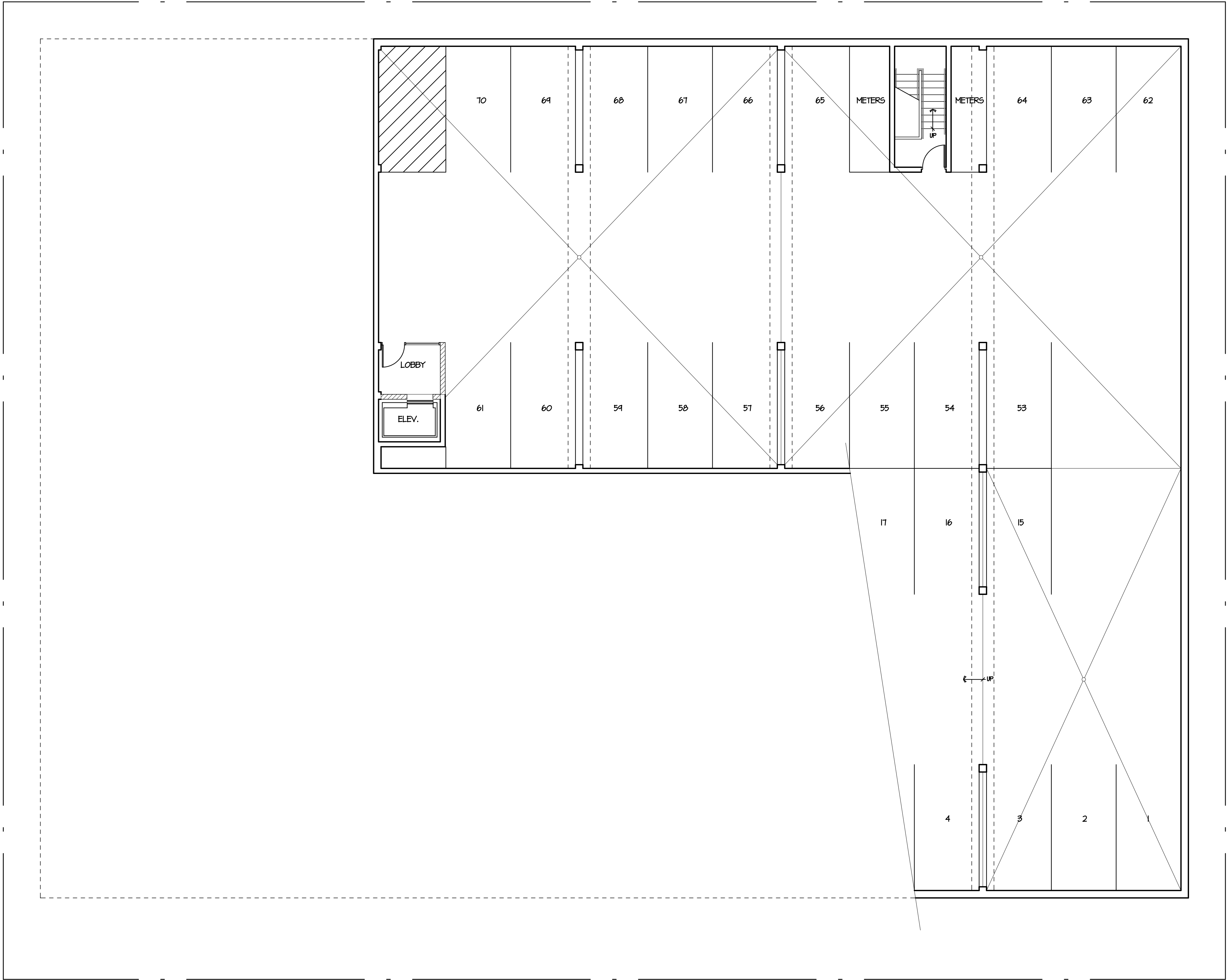
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PARKING LEVEL A PLAN

DATA

Project # 201212  
Date 05.23.12  
Drawn by j.w.s.

A1.2

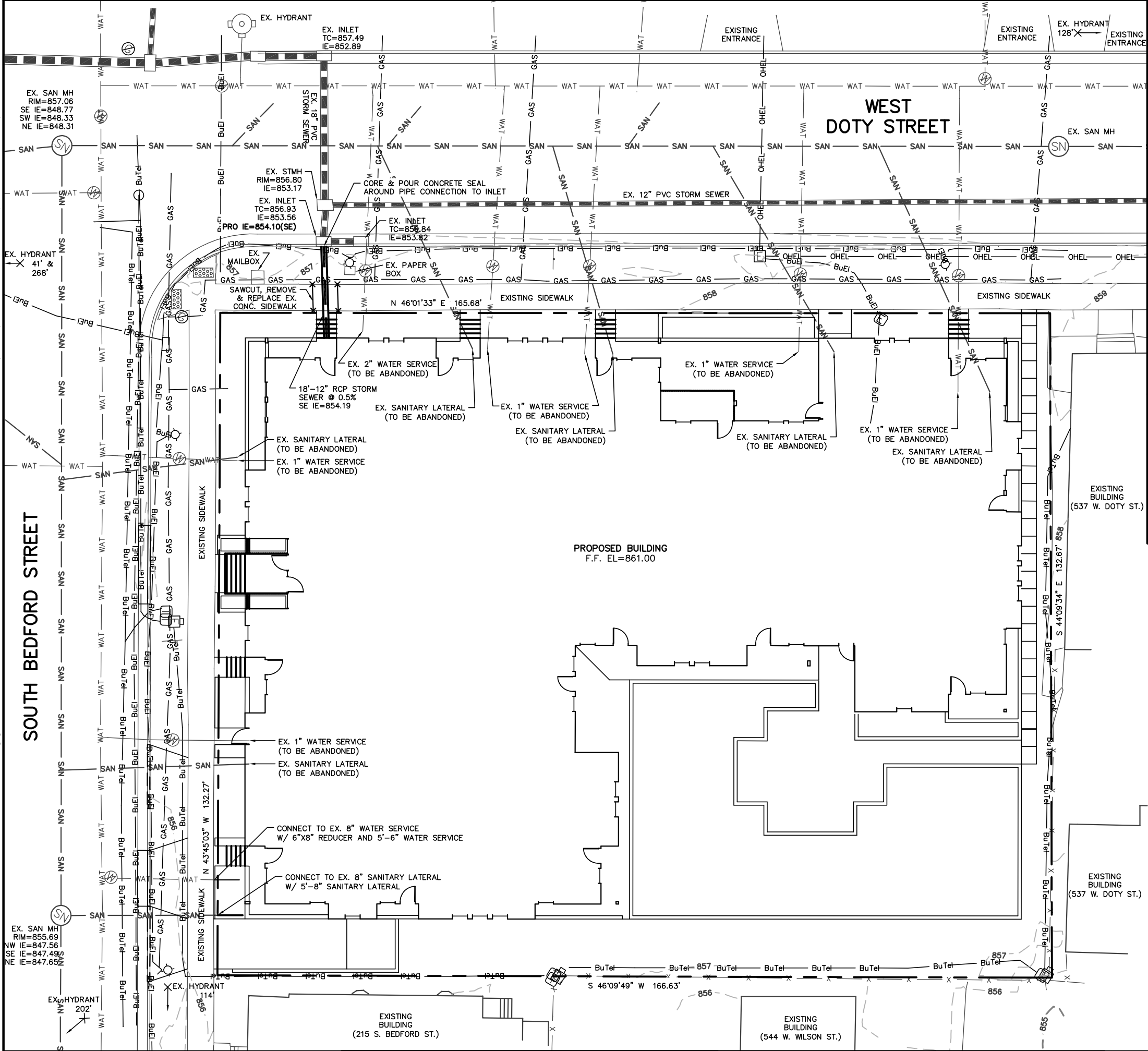


1 PARKING LEVEL B PLAN 8,130 S.F. (18 STALLS)  
A1.1 SCALE 1/8" = 1'-0"



OWNER	
Les Orosz (608) 347-5432 University Avenue Madison, Wisconsin	
PROJECT	
Aspen Court Apartments 211 South Bedford Street Madison, Wisconsin 53703	
DRAWING	
PARKING LEVEL B PLAN	
DATA	
Project #	201212
Date	05.23.12
Drawn by:	j.w.s.

SOUTH BEDFORD STREET



**UTILITY NOTES:**

EXISTING UTILITIES SHOWN WERE OBTAINED FROM CITY OF MADISON RECORD DRAWINGS AND MARKED UTILITIES.

THE CONTRACTOR SHALL CONTACT CITY OF MADISON UTILITIES PRIOR TO CONNECTING TO EXISTING SANITARY SEWER AND WATER MAIN.

THE CONTRACTOR SHALL SUBMIT THE APPLICATION FOR SERVICE TO THE CITY OF MADISON WATER UTILITY TO OBTAIN THE PERMIT FOR THE WATER SERVICE CONNECTIONS.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE TO CITY OF MADISON STANDARD SPECIFICATIONS.

THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, SIZES, MATERIALS, AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DESCREPARNCIES SHALL BE REPORTED TO ENGINEER.

THE CONTRACTOR SHALL OBTAIN ALL NECESSARY SEWER CONNECTION PERMITS AND SEWER PLUGGING PERMITS PRIOR TO ANY UTILITY WORK.

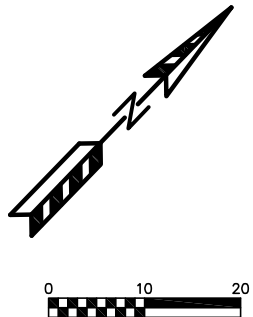
CONTRACTOR SHALL OBTAIN A PERMIT TO PLUG THE EXISTING SANITARY SEWER LATERAL THAT IS TO BE ABANDONED. FOR THE LATERAL TO BE PLUGGED THE CONTRACTOR SHALL DEPOSIT \$1,000 WITH THE CITY ENGINEER IN TWO SEPARATE CHECKS IN THE FOLLOWING AMOUNTS: (1). \$100 NON REFUNDABLE DEPOSIT FOR THE COST OF INSPECTION OF THE PLUGGING BY CITY STAFF; AND (2). \$900 FOR THE COST OF CITY CREWS TO PERFORM THE PLUGGING. IF THE CONTRACTOR ELECTIONS TO COMPLETE THE PLUGGING OF A LATERAL SITE AND THE PLUGGING IS INSPECTED AND APPROVED BY THE CITY ENGINEER, THE \$900 FEE SHALL BE RETURNED TO THE CONTRACTOR. THIS PERMIT APPLICATION IS AVAILABLE ONLINE AT [HTTP://WWW.CITYOFMADISON.COM/ENGINEERING/PERMITS.CFM](http://www.cityofmadison.com/engineering/permits.cfm)

**GENERAL NOTES:**

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

ALL DAMAGE TO THE PAVEMENT ON SOUTH BEDFORD AND WEST DOTY, ADJACENT TO THE DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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**1-800-242-8511**  
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WS. STATUTE 182.0175 (1974)  
REQUIRES MIN. OF 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE

**SUTTON**  
**ARCHITECTURE**

104 King Street  
Madison, WI 53703  
Tel. 608-255-0400 Fax 608-255-0400

**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants

[www.quamengineering.com](http://www.quamengineering.com)  
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752

**OWNER**

**Les Orosz**  
(608) 347-5432  
University Avenue  
Madison, Wisconsin

**PROJECT**

**Aspen Court Apartments**  
211 South Bedford Street  
Madison, Wisconsin 53703

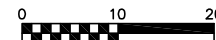
**DRAWING**

**UTILITY PLAN**

**DATA**

Project # 20022  
Date 06.23.12  
Drawn by R.D.G.

**C1.4**



WIS. STATUTE 182.0175 (1974)  
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NOTICE BEFORE YOU EXCAVATE

# PARKING LOT PLAN SITE INFORMATION BLOCK

Site Address 211 SOUTH BEDFORD STREET  
Site acreage (total) 0.50 ACRES

Number of building stories (above grade) FOUR  
Building height \_\_\_\_\_  
DILHR type of construction (new structures or additions) SB  
Total square footage of building 12,597

Use of property APARTMENTS  
Gross square feet of office \_\_\_\_\_ N/A  
Gross square feet of retail area \_\_\_\_\_ N/A  
Number of employees in warehouse \_\_\_\_\_ N/A  
Number of employees in production \_\_\_\_\_ N/A  
Capacity of restaurant/place of assembly \_\_\_\_\_ N/A

Number of bicycle stalls shown (SEE PARKING PLAN)  
Number of Parking stalls (SEE PARKING PLAN)

	SHOWN
Small Car	0
Large Car	0
Accessible	0
Total	0

Number of trees shown (See Landscape Plan)

## SITE PLAN

**Drawn by: R.D.Q.**

## C1.2





Bedford  
Court

526

















525  
West Doty Street  
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1-3 BEDROOMS  
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543

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TURIS  
Jack Priest  
Law Office  
222 South Bedford



NO  
TRAIN  
HORN

NO  
PARKING  
EXCEPT  
ON  
PERMIT  
2 HOUR  
PERMIT  
8am-6pm  
NO  
PARKING  
EXCEPT  
ON  
PERMIT  
2 HOUR  
PERMIT  
8am-6pm









Laundromat  
OPEN 6 AM to 10 PM - WASH & DRY

ZUP  
\$1.00  
ZUP ZUP ZUP ZUP ZUP ZUP

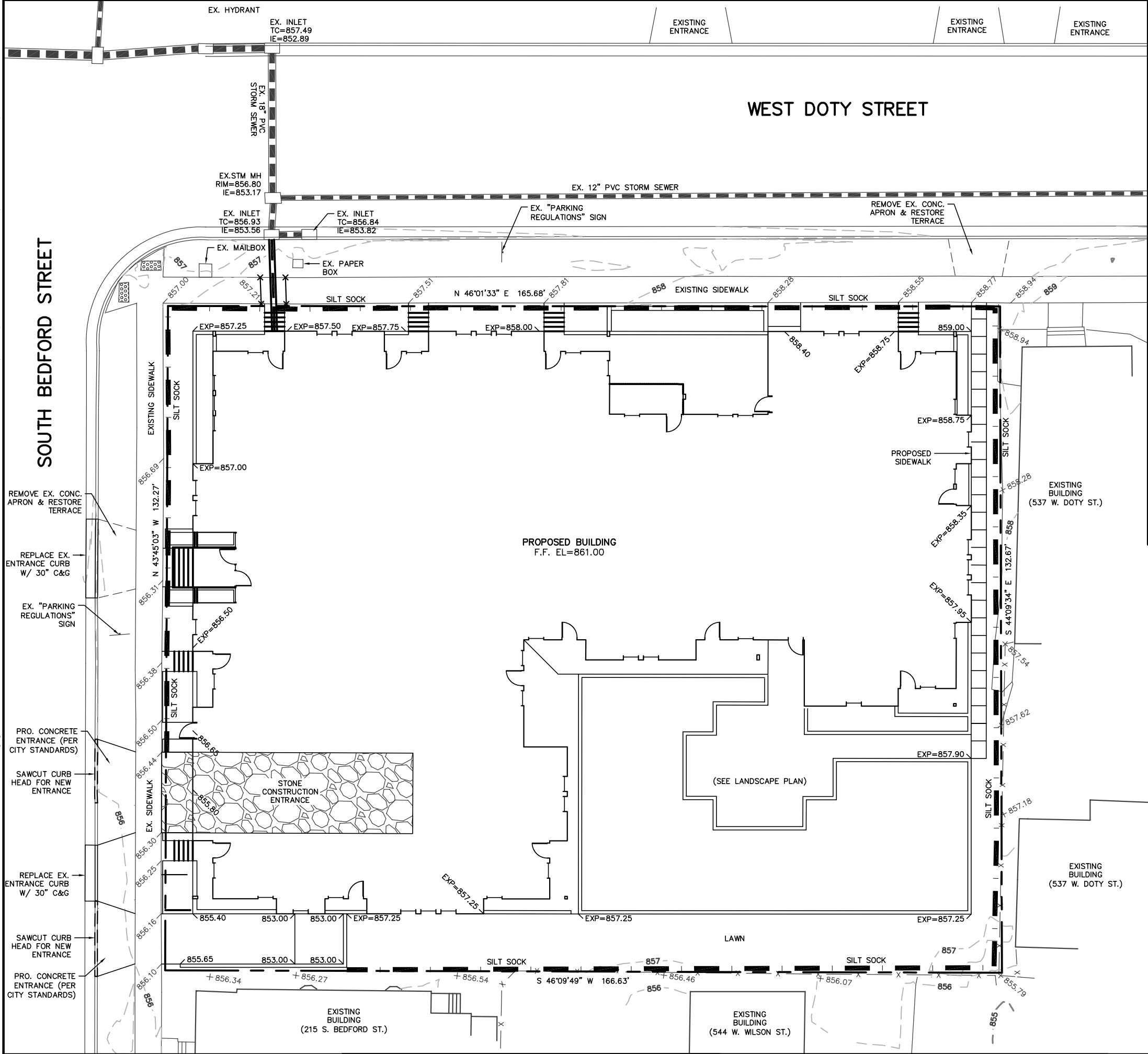












**EROSION NOTES:**  
THE EXISTING GRAVEL SHOWN ON THE EXISTING SITE PLAN SHALL BE USED AS THE CONSTRUCTION ENTRANCE DURING BUILDING DEMOLITION. A STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO PROPOSED CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

WOOT TYPE D INLET PROTECTION SHALL BE INSTALLED IN ADJACENT INLETS AND BE MAINTAINED THROUGHOUT THE PROJECT.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

**TIME SCHEDULE:**  
AUGUST 15, 2012 INSTALL INITIAL EROSION CONTROL DEVICES.  
AUGUST 15, 2012 - JUNE 15, 2013 CONSTRUCT BUILDING & PARKING LOT AND RESTORE PERVIOUS DISTURBED AREAS.

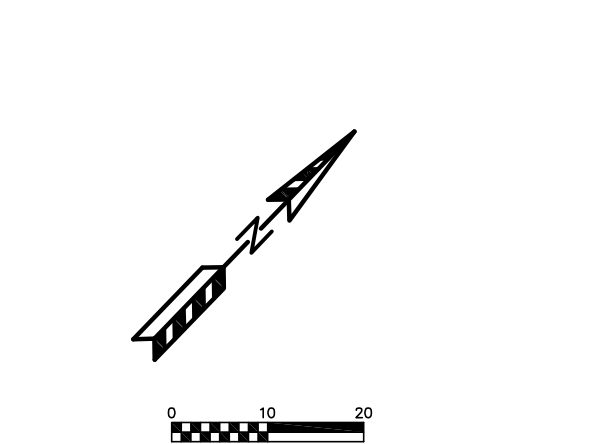
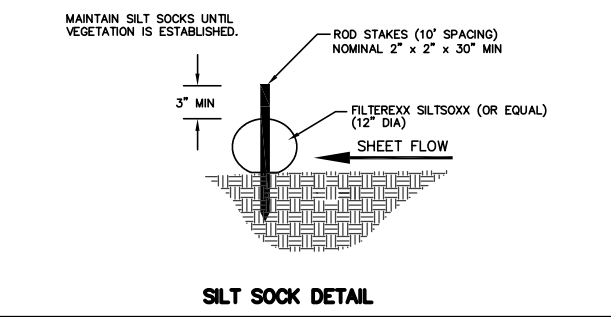
**RESTORATION NOTES:**  
ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.

FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

**OWNER:**  
LES OROSZ  
UNIVERSITY AVENUE  
MADISON, WI

**ENGINEER:**  
QUAM ENGINEERING, LLC  
ATTN: RYAN QUAM  
4604 SIGGELKOW ROAD, SUITE A  
MCFARLAND, WI 53558



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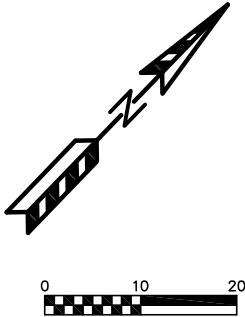
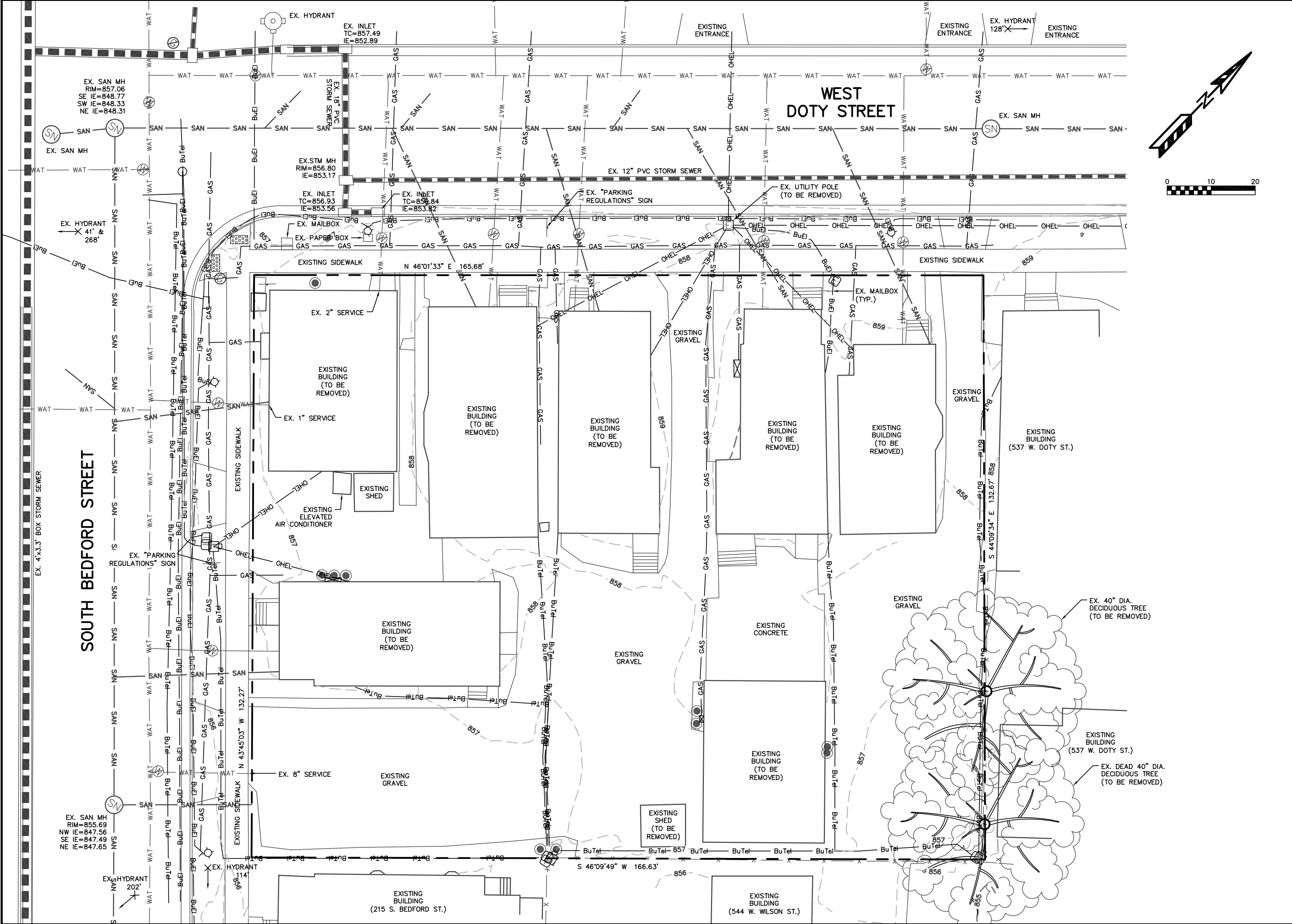
**PROJECT**  
**Aspen Court**  
**Apartments**  
**211 South Bedford Street**  
**Madison, Wisconsin 53703**

**DRAWING**  
**GRADING AND EROSION CONTROL**  
**PLAN**

<b>DATA</b>	
Project #	200222
Date	06.22.12
Drawn by	R.D.G.

**C1.3**





<b>OWNER</b>	
Les Orosz (608) 347-5432 University Avenue Madison, Wisconsin	
<b>PROJECT</b>	
Aspen Court Apartments 211 South Bedford Street Madison, Wisconsin 53703	
<b>DRAWING</b>	
EXISTING SITE PLAN	
<b>DATA</b>	
Project #	20022
Date	06.22.12
Drawn by	R.D.G.











