City of Madison

Proposed Demolition & Rezoning

Location
541-553 W Doty St & 211 S Bedford St

Applicant
Les Orosz/John Sutton - Sutton Architecture

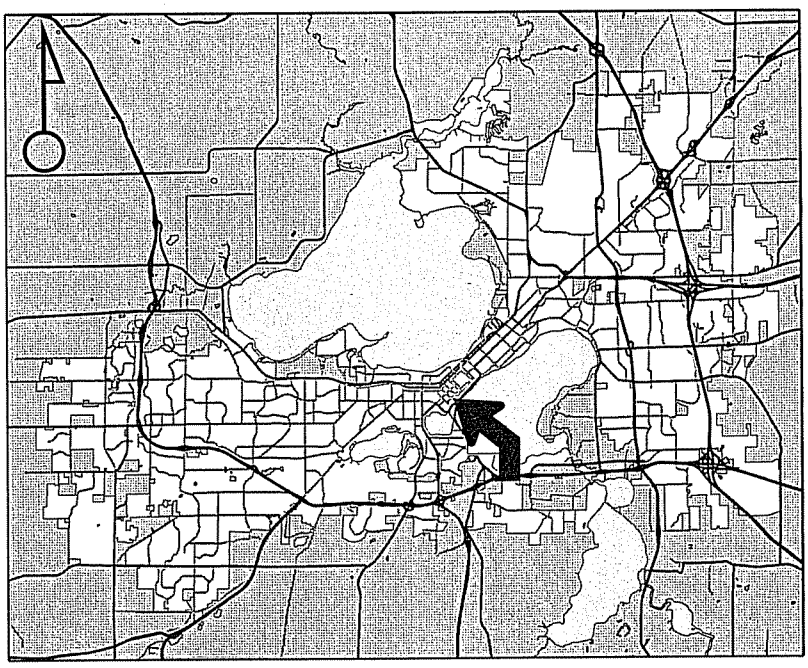
From: R6 To: PUD-GDP-SIP

Existing Use
5 residential buildings and 1 commercial building

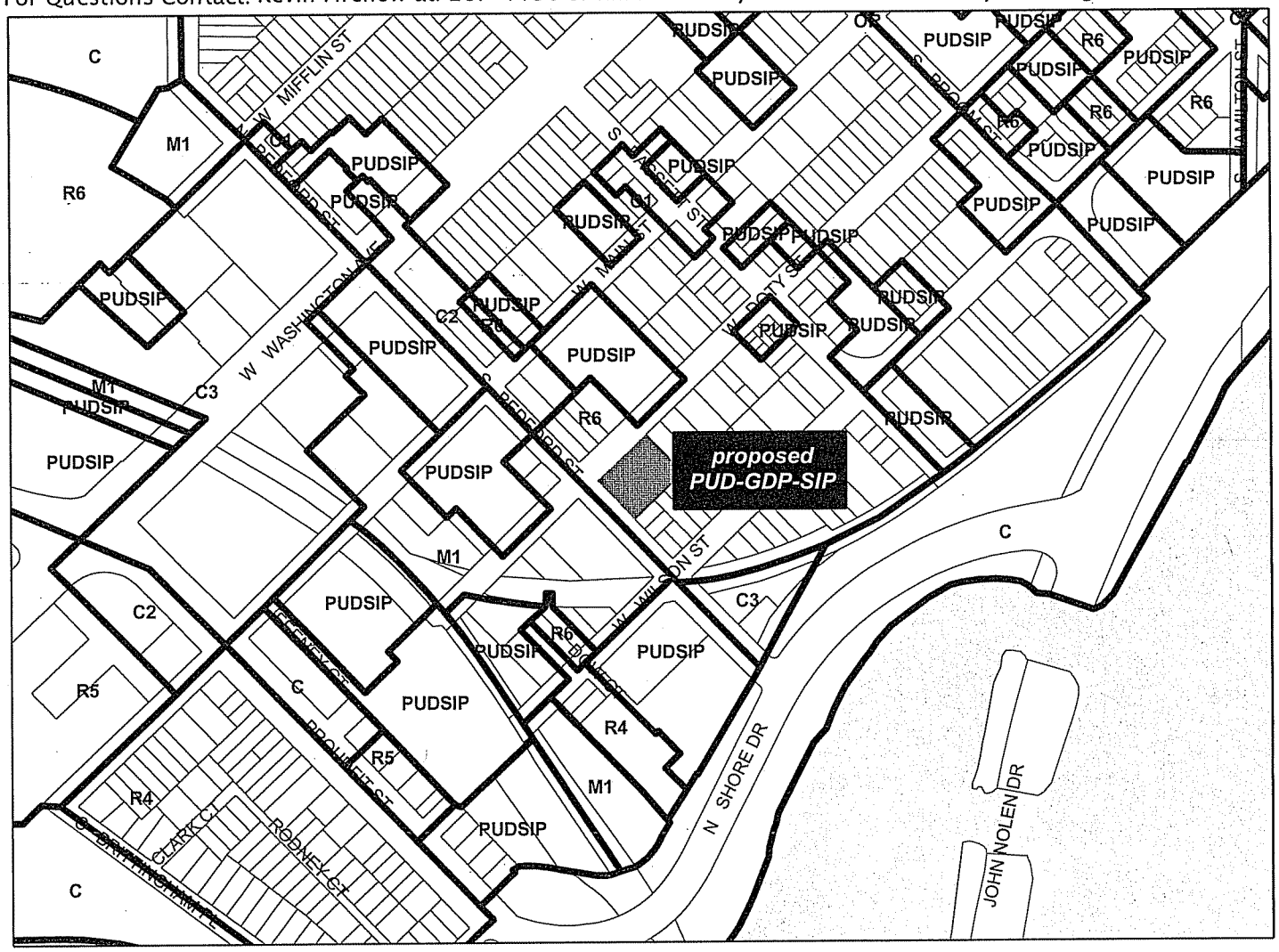
Proposed Use
Demolish 5 residences and 1 commercial building to allow construction of a 58-unit apartment building

Public Hearing Date
Plan Commission
23 July 2012

Common Council
07 August 2012



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635

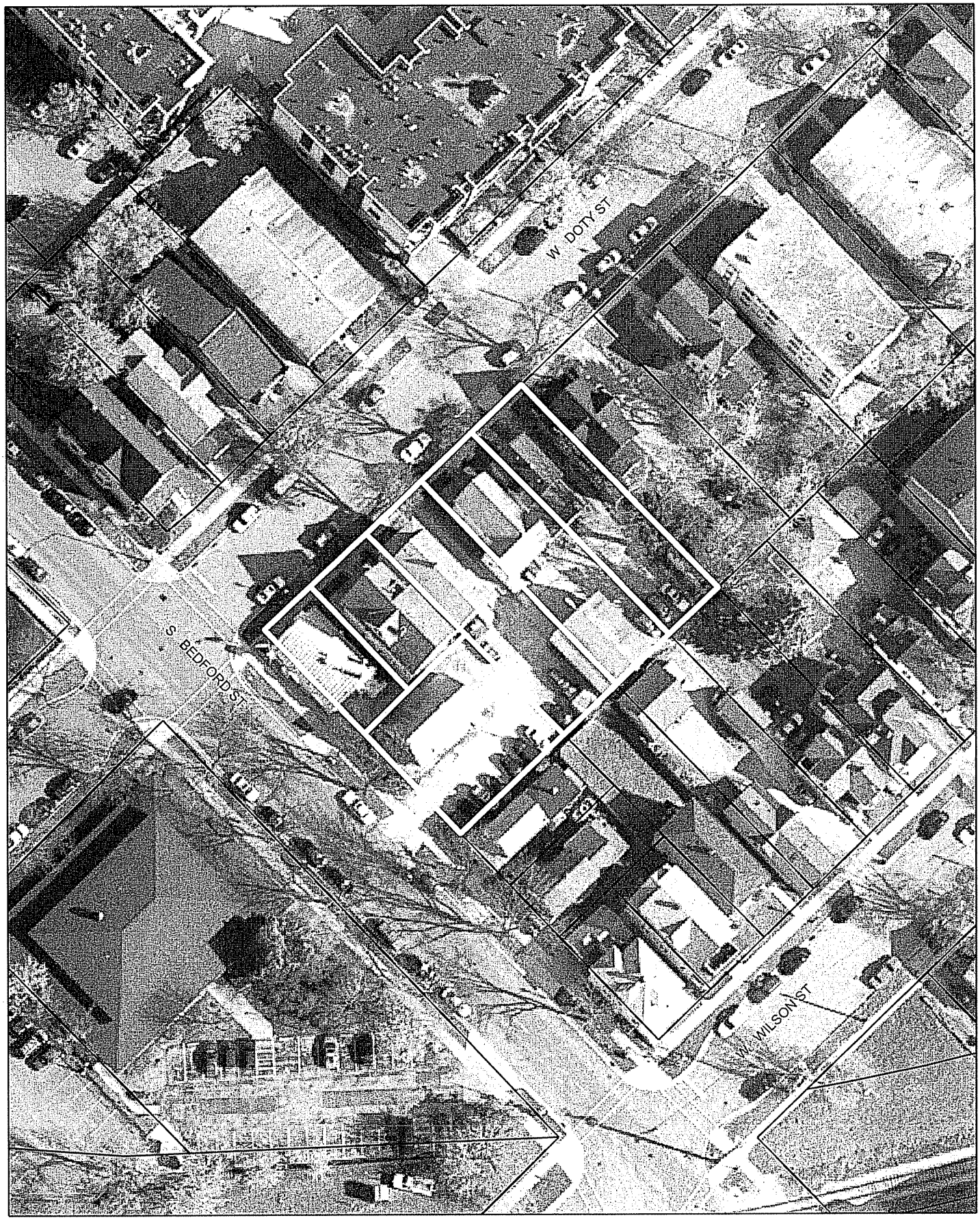


Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date 10 July 2012

City of Madison

541-553 West Doty Street & 211 South Bedford Street



Date of Aerial Photography : Spring 2010

3-41

LAND USE APPLICATION
Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:

Amt. Paid $1250.00 Receipt No. 131778
Date Received 5/23/12
Received By JVK
Parcel No. 0709-231-3318-9
Aldermanic District 4 - Michael Verveer
GQ OK
Zoning District R6

For Complete Submittal

Application	✓	Letter of Intent	✓
IDUP	NA	Legal Descript.	
Plan Sets	✓	Zoning Text	✓
Alder Notification		*Waiver*	
Ngbrhd. Assn Not.		*Waiver*	
Date Sign Issued	5/23/12		

1. Project Address: 211 SOUTH BEDFORD STREET **Project Area in Acres:** .51

Project Title (if any): ASPEN COURT

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)

☐ **Rezoning to a Non-PUD or PCD Zoning Dist.:**
Existing Zoning: _____ *to*
Proposed Zoning (ex: R1, R2T, C3): _____

Rezoning to or Amendment of a PUD or PCD District:
☐ Ex. Zoning: _____ to PUD/PCD-GDP
☑ Ex. Zoning: R-6 to PUD/PCD-SIP
☐ Amended Gen. Dev. ☐ Amended Spec. Imp. Plan

☐ **Conditional Use** ☒ **Demolition Permit** ☐ **Other Requests** *(Specify)*: _____

3. Applicant, Agent &Property Owner Information:

Applicant's Name: JOHN W. SUTTON Company: SUTTON ARCHITECTURE
Street Address: 104 KING STREET City/State: MADISON, WI Zip: 53703
Telephone: (608) 469-2528 Fax: (608) 255-1764 Email: JOHN@SUTTONARCHITECTURE.COM

Project Contact Person: JOHN Company: _____
Street Address: _____ City/State: _____ Zip: _____
Telephone: ( ) _____ Fax: ( ) _____ Email: _____

Property Owner (if not applicant): LES OROSZ
Street Address: 505 UNIVERSITY AVENUE City/State: MADISON, WI Zip: 53703

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____

Development Schedule: Commencement AUGUST 2012 Completion JUNE 2013

CONTINUE→

5. Required Submittals:

☑ **Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- ***7 copies*** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- ***7 copies*** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- ***1 copy*** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper

☑ **Letter of Intent (*12 copies*)**: describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

☑ **Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.

☑ **Filing Fee:** $ 1250 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

☑ **Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to *pcapplications@cityofmadison.com*. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

☑ For any applications proposing demolition or removal of existing buildings, the following items are required:

- Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: https://www.cityofmadison.com/developmentCenter/demolitionNotification/
- A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
- Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.

☑ **Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

6. Applicant Declarations:

☑ **Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:

→ *The site is located within the limits of* _____ *Plan, which recommends:*

_____ *for this property.*

☑ **Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than ***30*** days prior to filing this request:

→ *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*

_____

NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

☑ **Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: _____ *Date:* _____ *Zoning Staff:* _____ *Date:* _____

☐ **Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name JOHN W. SUTTON Date 5/23/12

Signature [signature] Relation to Property Owner ARCHITECT

Authorizing Signature of Property Owner [signature] Date 5/23/12

Effective May 1, 2009

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 Douglas Kozel Ryan Quam Andy Albright
Sutton Architecture KEE Architecture Quam EngineeringPlandesign
104 King Street
Madison, WI 53703

(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.

FEASABILITY

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 HDCP-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 though 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.

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

Legal Description: Lots 1, 2, and the southwest ½ of lot 3, block 30, Original Plat of the City of Madison, located in the SW ¼ of the NE ¼, 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.

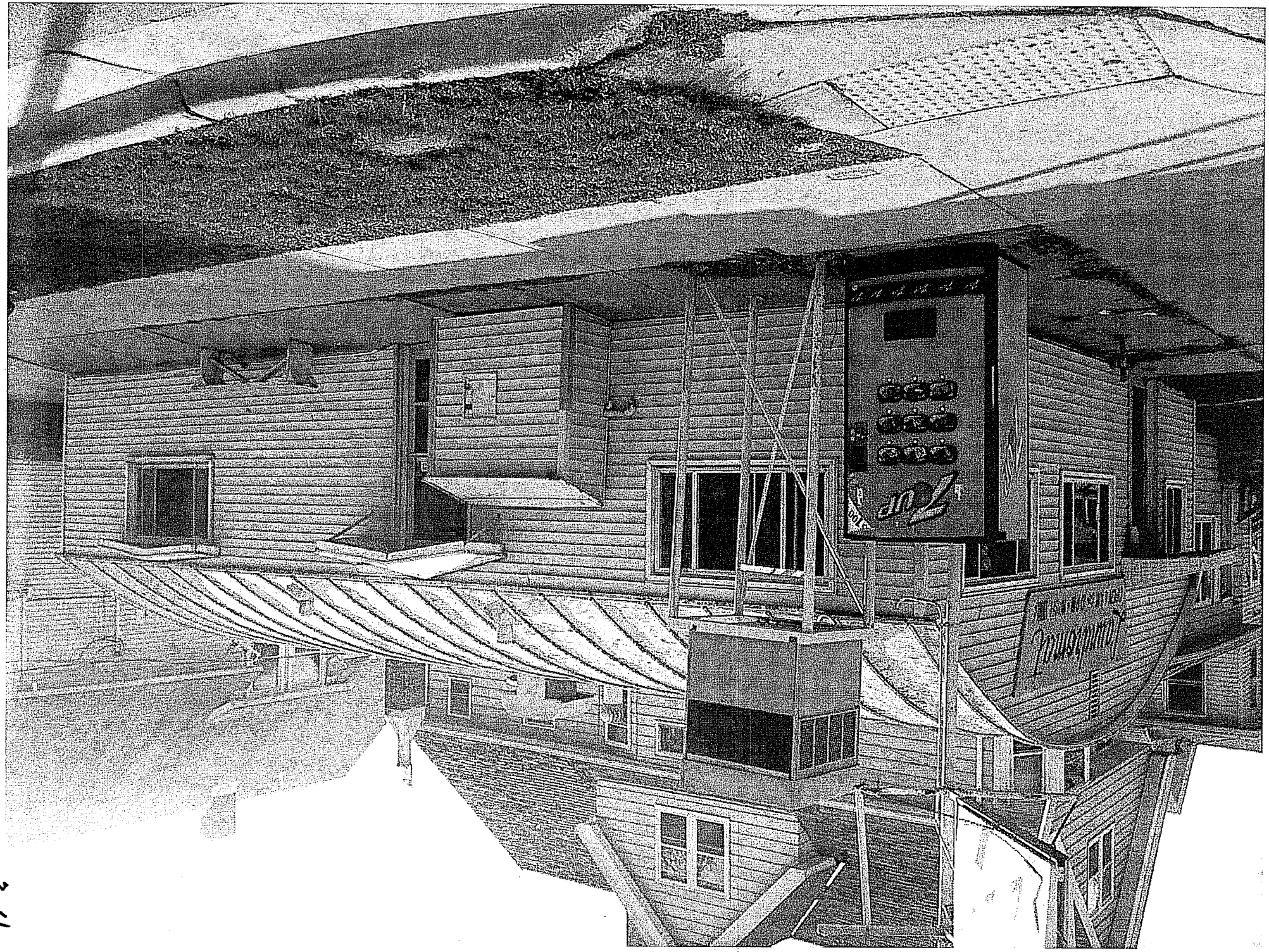
E. Yard Requirements: Yard areas will be provided as shown on the approved SIP.

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.



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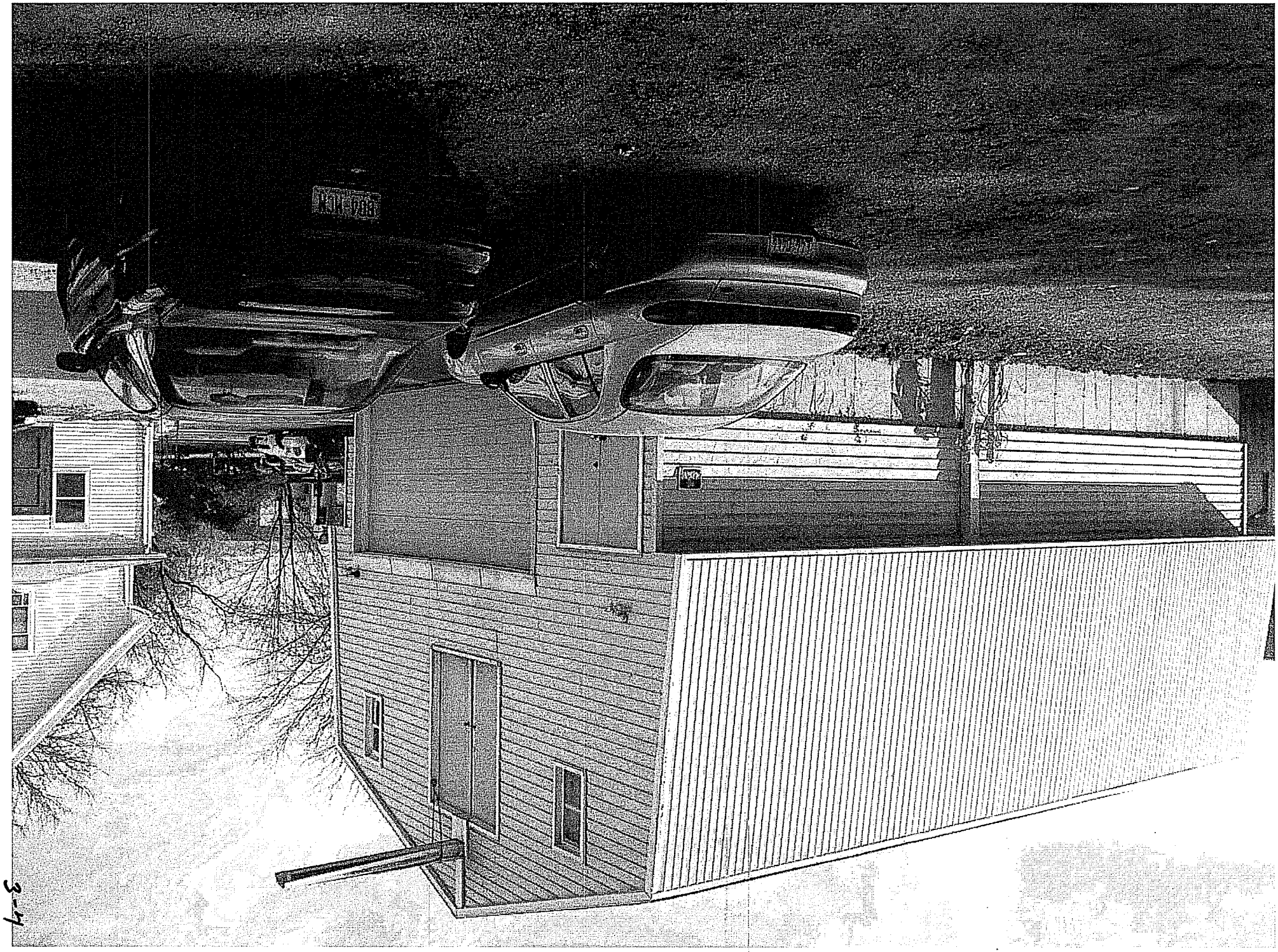
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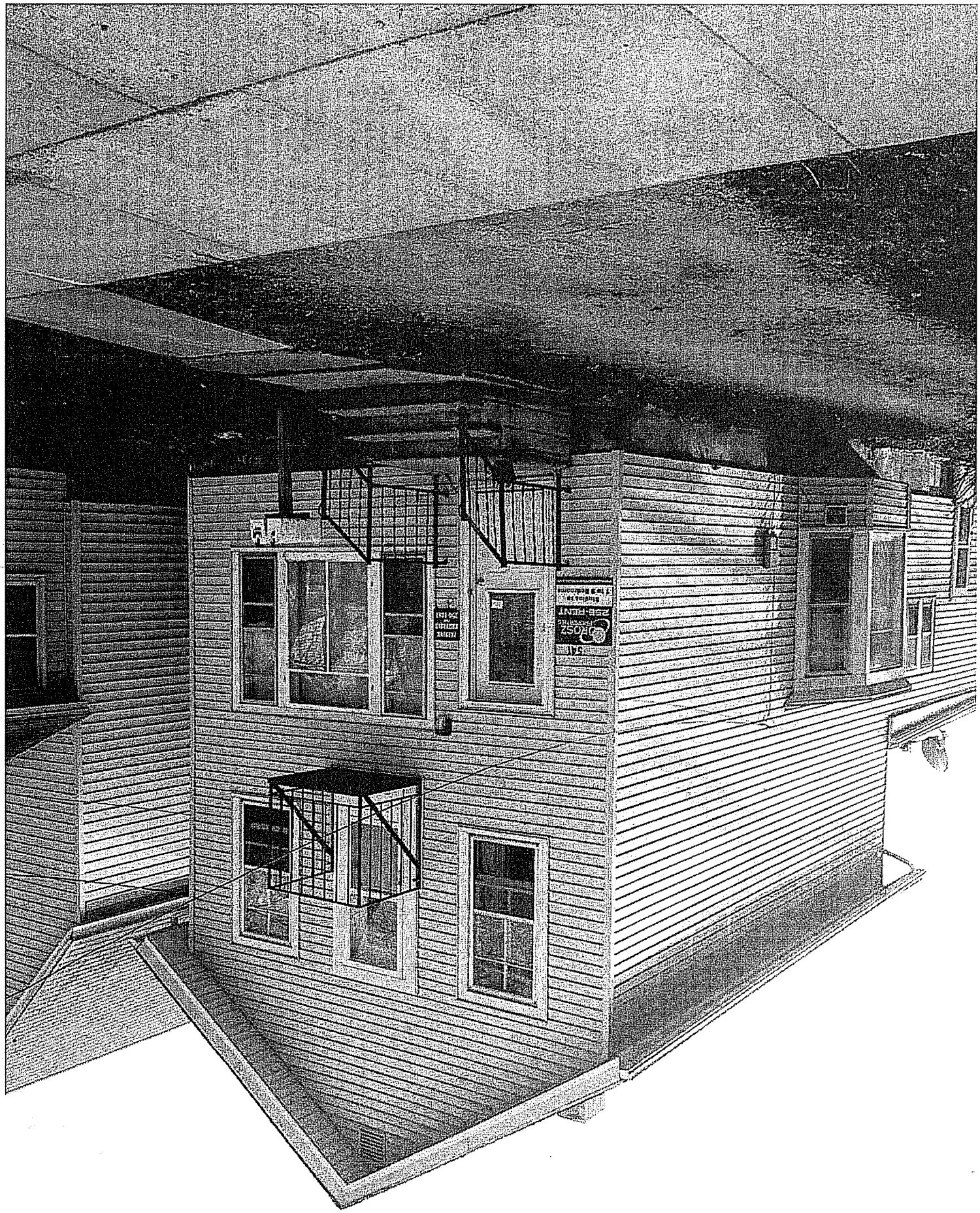


OROSZ
FOR RENT
FOR RENT

351
3-4

3-4

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

T1.1 TITLE SHEET

C1.1 SURVEY
C1.2 SITE PLAN
C1.3 GRADING & EROSION CONTROL PLAN
C1.4 UTILITY PLAN

L1.1 LANDSCAPE PLAN

A1.1 PARKING PLAN
A1.2 PARKING PLAN
A1.3 FIRST FLOOR PLAN
A1.4 SECOND/THIRD FLOOR PLAN
A1.5 FOURTH FLOOR PLAN
A1.6 ROOF PLAN
A2.1 SW AND NW ELEVATIONS
A2.2 SE AND NE ELEVATIONS

SUTTON ARCHITECTURE
104 King Street
Madison, WI 53703
Tel 608-488-8888 Fax 608-488-2194

DESIGN CONSULTANT
DOUGLAS KOZEL AIA
KEE ARCHITECTURE

CIVIL ENGINEERING
RYAN OUAM
OUAM ENGINEERING

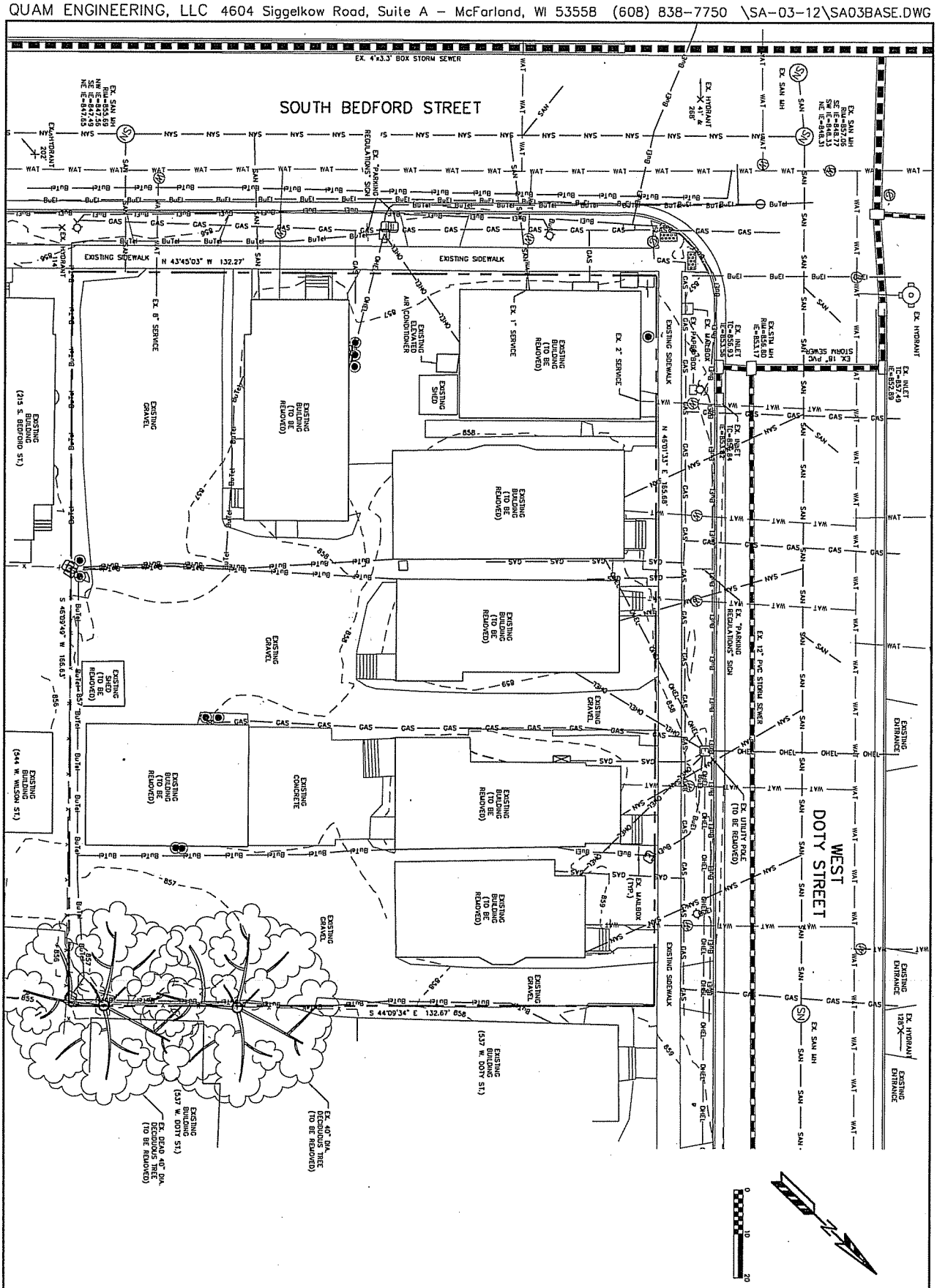
LANDSCAPE
ANDY ALBRIGHT
PLANDESIGN

DRAWING
TITLE SHEET
LOCATION/ZONING MAP

DATA
Project # 201212
Date 04.23.12
Drawn by jas

T1.1

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \SA-03-12\SA03BASE.DWG



QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

SUTTON ARCHITECTURE

OWNER
Leo Cross
(608) 347-5432
University Avenue
Madison, Wisconsin

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

DRAWING
EXISTING SITE PLAN

DATA
Project # 03012
Date 06.23.03
Drawn by R.D.D.

C1.1

3-4

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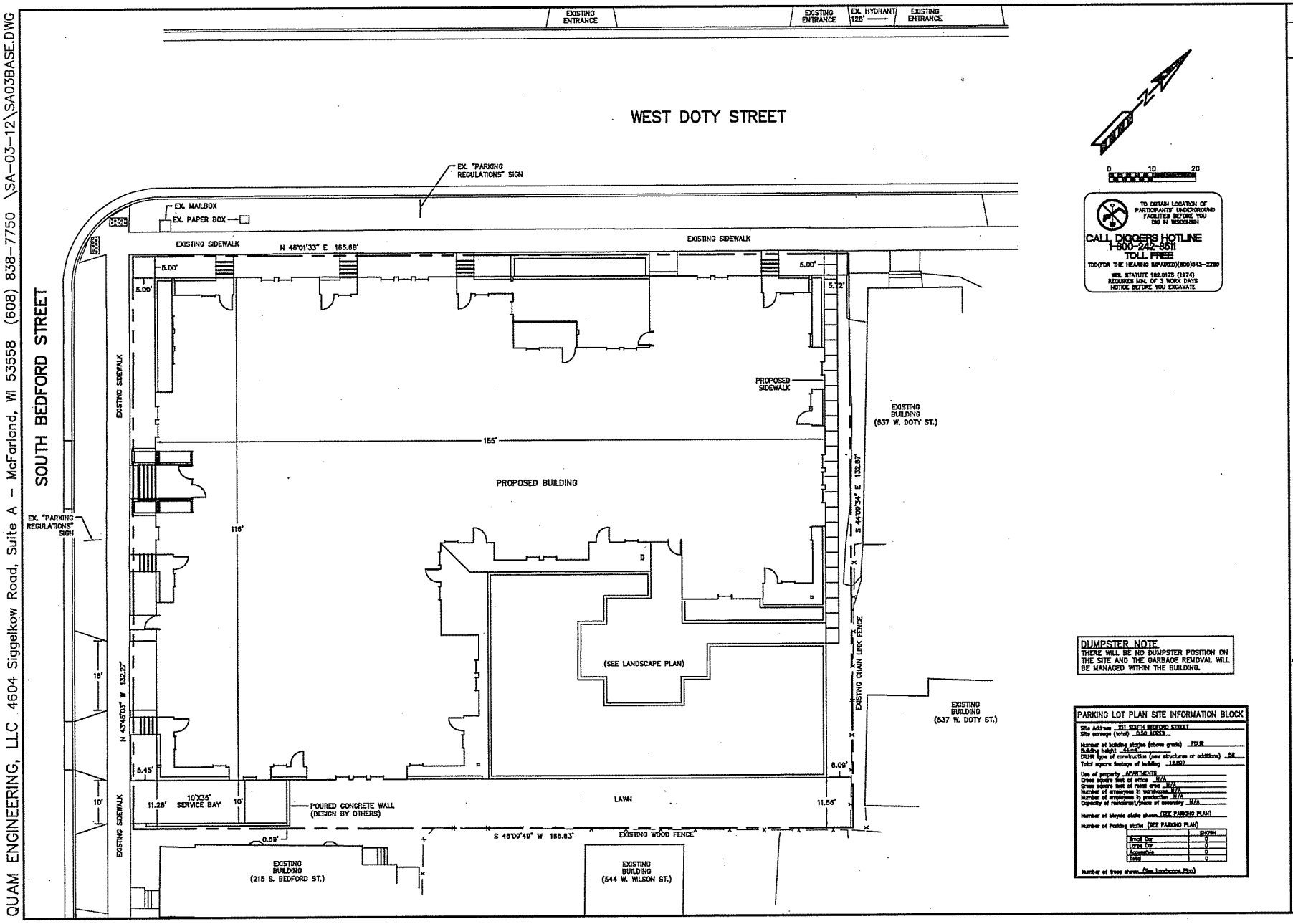


DUMPSTER NOTE
THERE WILL BE NO DUMPSTER POSITION ON THE SITE AND THE GARBAGE REMOVAL WILL BE MANAGED WITHIN THE BUILDING.

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 44'-0"
DILHR type of construction (new structures or additions) SB
Total square footage of building 132,267

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)

SUTTON ARCHITECTURE
124 King Street
Madison, WI 53703
Tel. 608-258-0242 Fax 608-258-9755

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
www.quamengineering.com
Phone (608) 838-7750; Fax (608) 838-7752

OWNER
Lee Orosz
(608) 847-5432
University Avenue
Madison, Wisconsin

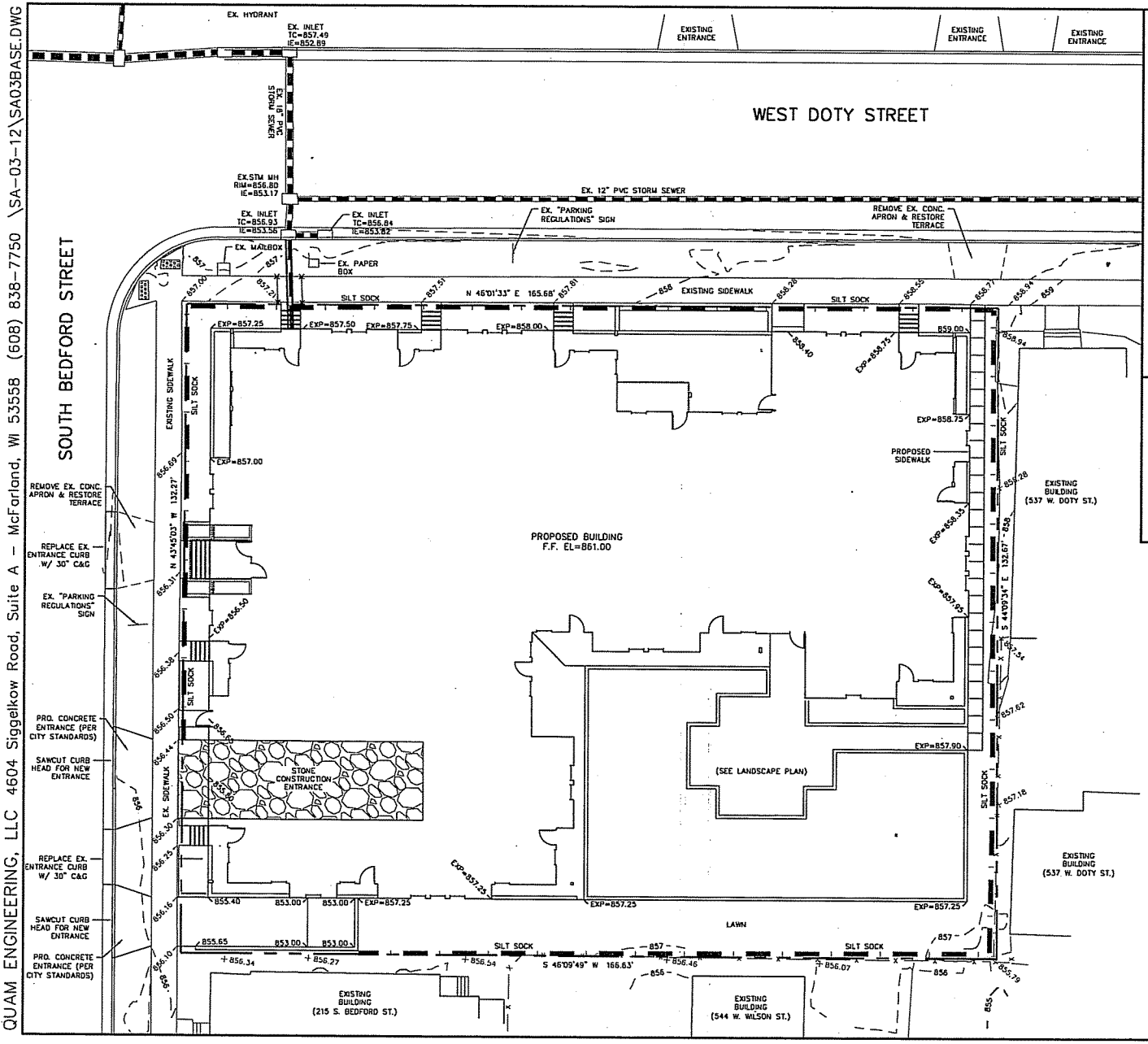
PROJECT
Aspen Court Apartments
211 South Bedford Street
Madison, Wisconsin 53703

DRAWING
SITE PLAN

DATA
Project # 03-12
Date 08.08.03
Drawn by R.D.O.

C1.2

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \SA-03-12\SA03BASE.DWG


EX. HYDRANT
EX. INLET TC=857.49 IE=852.89
EXISTING ENTRANCE
EXISTING ENTRANCE
EXISTING ENTRANCE
WEST DOTY STREET
SOUTH BEDFORD STREET
EX. 18" PVC SEWER
EX. STM WH RIM=856.80 IE=853.17
EX. 12" PVC STORM SEWER
EX. INLET TC=856.93 IE=853.56
EX. INLET TC=856.84 IE=853.82
EX. "PARKING REGULATIONS" SIGN
REMOVE EX. CONC. APRON & RESTORE TERRACE
EX. MAILBOX
EX. PAPER BOX
SILT SOCK
N 46°01'33" E 165.68'
EXISTING SIDEWALK
EXISTING SIDEWALK
N 43°45'03" W 132.27'
REMOVE EX. CONC. APRON & RESTORE TERRACE
REPLACE EX. ENTRANCE CURB W/ 30" C&G
EX. "PARKING REGULATIONS" SIGN
PRO. CONCRETE ENTRANCE (PER CITY STANDARDS)
SAWCUT CURB HEAD FOR NEW ENTRANCE
REPLACE EX. ENTRANCE CURB W/ 30" C&G
SAWCUT CURB HEAD FOR NEW ENTRANCE
PRO. CONCRETE ENTRANCE (PER CITY STANDARDS)
EX. SIDEWALK
STONE CONSTRUCTION ENTRANCE
PROPOSED BUILDING F.F. EL=861.00
(SEE LANDSCAPE PLAN)
PROPOSED SIDEWALK
S 44°09'34" E 132.67'
EXISTING BUILDING (537 W. DOTY ST.)
EXISTING BUILDING (537 W. DOTY ST.)
LAWN
S 46°09'49" W 166.63'
EXISTING BUILDING (215 S. BEDFORD ST.)
EXISTING BUILDING (544 W. WILSON ST.)
EXP=857.25
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EXP=857.75
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EXP=858.75
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EXP=857.90
EXP=857.25
EXP=857.25
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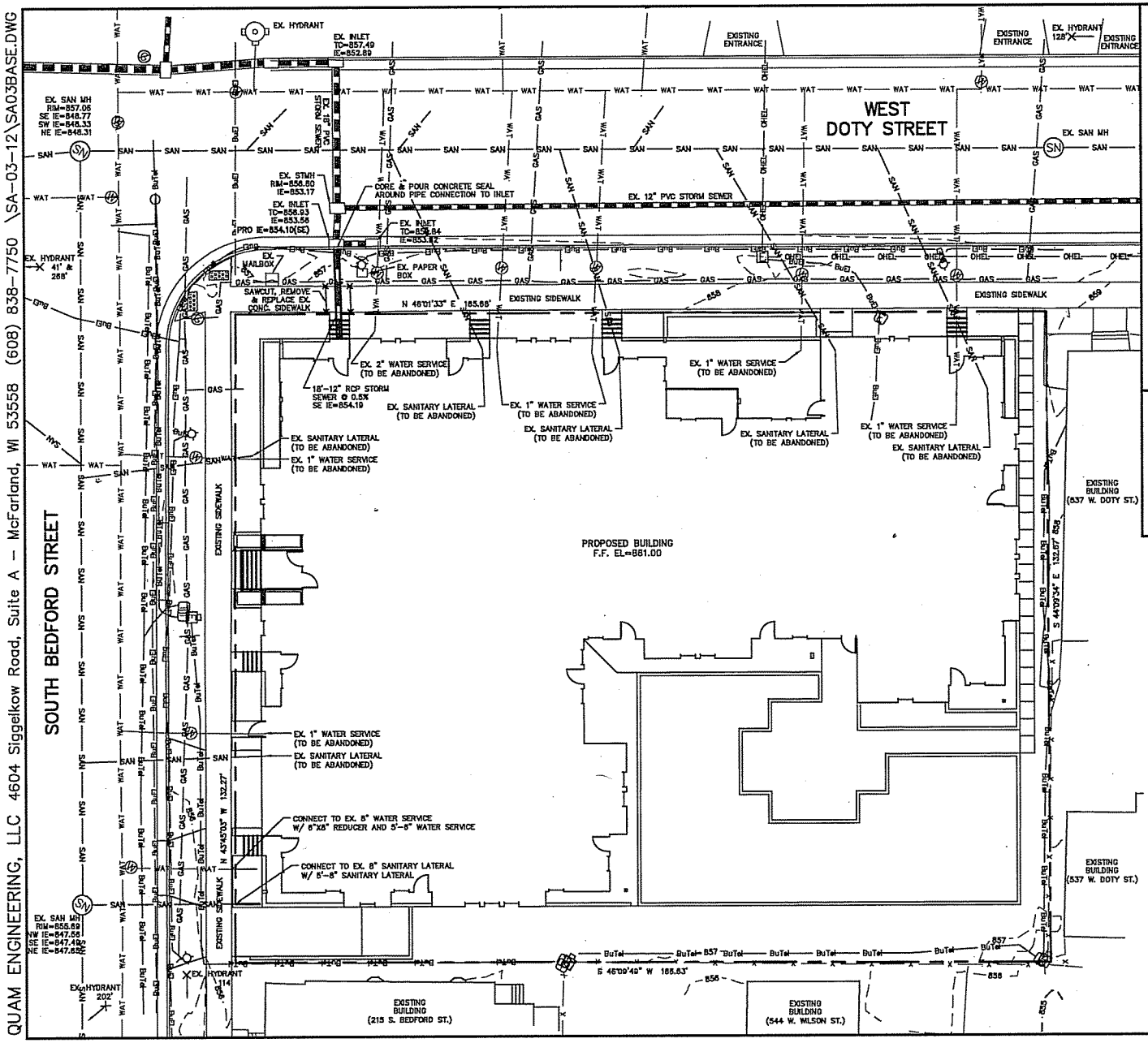

UTILITY NOTES:

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 8.5 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 DESCREPANCIES 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 ELECTS 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

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
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
TDD(FOR THE HEARING IMPAIRED)(800)542-2289
WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

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524 King Street
Madison, WI 53703
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QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

OWNER
Lee Orosz
(608) 847-5432
University Avenue
Madison, Wisconsin

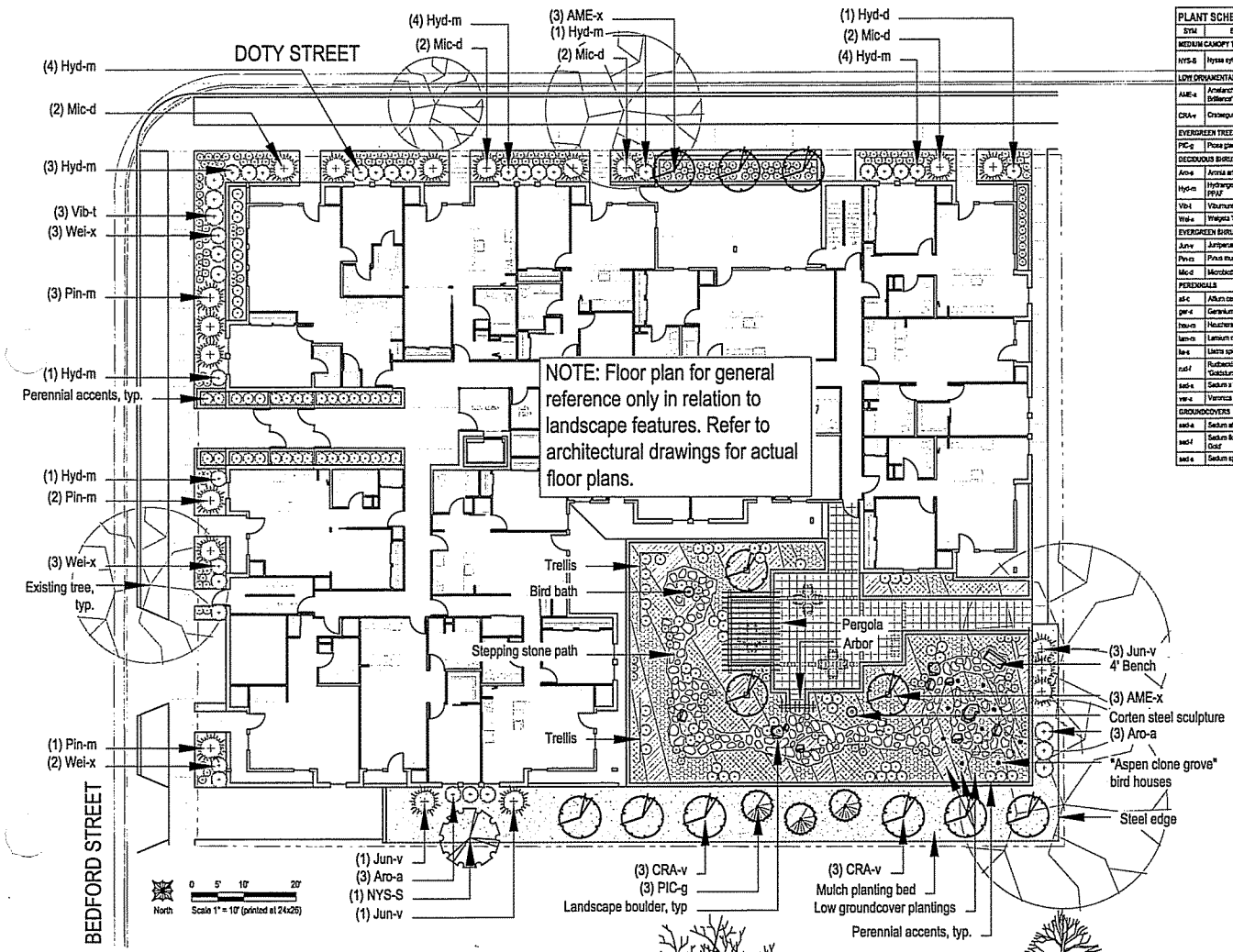
PROJECT
Aspen Court Apartments
211 South Bedford Street
Madison, Wisconsin 53703

DRAWING
UTILITY PLAN

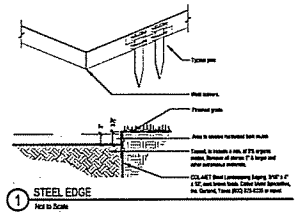
DATA
Project # [illegible]
Date [illegible]
Drawn by R.D.Q.

C1.4

3-4



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	S1.1.1
LOW ORNAMENTAL TREES							
AME-a	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8' ht	B&B	Full, matched, 3-5 stems	15'-25' H x 15'-25' W	A1.1.1
CRA-v	Crataegus viridis 'Winter King'	Winter King Hawthorn	8' ht	B&B	Full, matched, single-stemmed	25'-30' H x 25'-30' W	S1.1.1
EVERGREEN TREES							
PIC-g	Picea glauca v. densata	Black Hills Spruce	8' ht	B&B	Symmetrical	20'-40' H x 10'-15' W	S1.1.1
DECIDUOUS SHRUBS							
Aro-a	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	24"	cont.		8' H x 3' W	
Hyd-m	Hydrangea macrophylla 'Balmer' PP#7	Endless Summer Hydrangea	24"	cont.		3' H x 4' W	
Vib-t	Viburnum trilobum 'Alfredo'	Compact American Cranberry	30"	cont.		5' H x 5' W	3.1.1
Wei-x	Weigela florida '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 2'-4' W	
Pin-m	Pinus mugo v. mugo	Mugho Pine	18"	cont.		3'-8' H x 3'-4' W	3.1.1
Mic-d	Microbiota decussata	Russian Cypress	12"	cont.		12'-18" H x 4'-8' W	
PERENNIALS							
all-c	Allium cernuum	Nodding Onion	1/2 gal	cont.			
ger-c	Geranium x cantabrigiense 'Biokovo'	'Biokovo' Cranesbill	1/2 gal	cont.			
hau-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.			
lie-s	Liatris spicata 'Kobold'	Kobold Spike Gayfeather	1/2 gal	cont.			2.1.1
rud-f	Rudbeckia fulgida v. sullivantii 'Goldsturm'	Goldsturm Orange Coneflower	1/2 gal	cont.			
sed-a	Sedum x 'Autumn Joy'	Autumn Joy Sedum	1/2 gal	cont.			
ver-s	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	2.1.1
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	



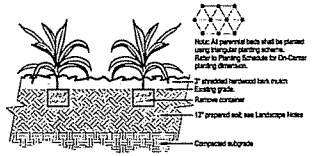
1 STEEL EDGE
Not to Scale

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
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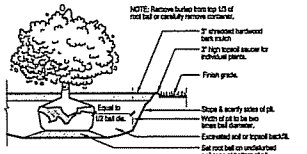

3 SHRUB PLANTING
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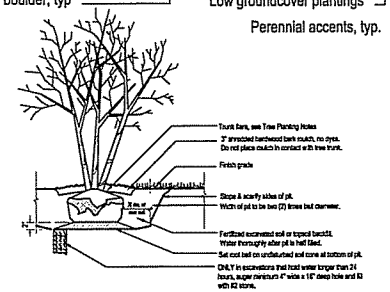

4 MULTI-STEM TREE PLANTING
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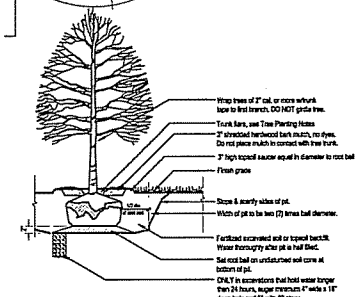

5 TREE PLANTING
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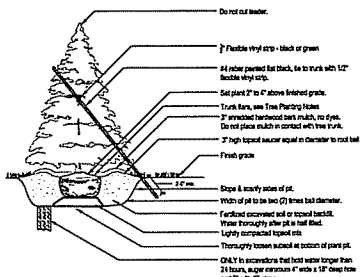

6 EVERGREEN TREE PLANTING
Not to Scale

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CONSULTANT

plandesign LAND+VISION+DESIGN
Plandesign LLC • 440 Nautical Drive • Sun Prairie, WI 53590
Tel 608.318.1217 • Fax 608.318.1218 • www.plandesignllc.com

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Plandesign LLC Job No: 2012-31
Plandesign LLC File: 2012-C31 Aspen
C:\arc\CAD\2012 C31-L-Series-1 Plan\Aspen.dwg
Drawn by: AZA

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Madison, Wisconsin

PROJECT

Aspen Court Apartments
211 South Bedford Street
Madison, Wisconsin 53703

DRAWING

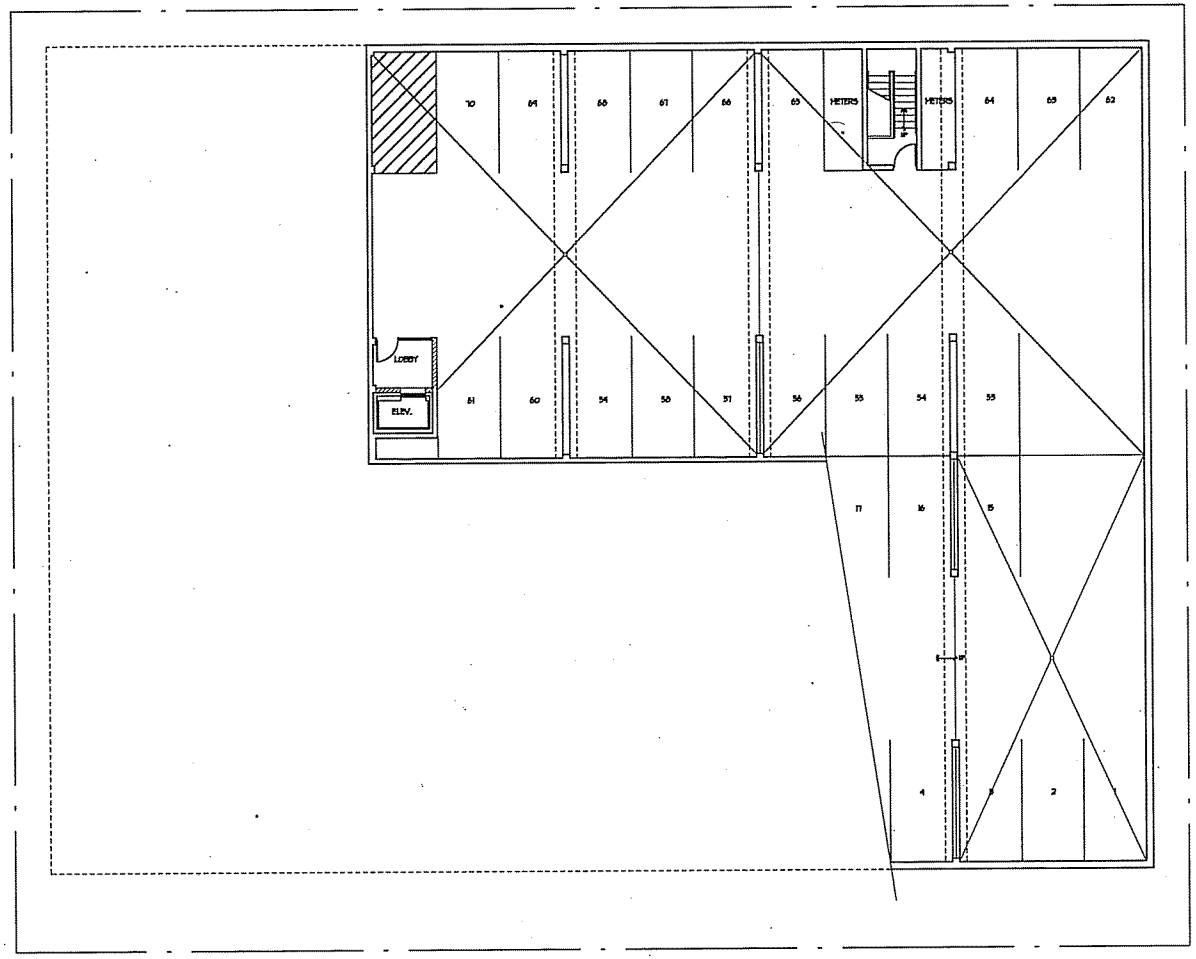
LANDSCAPE PLAN

DATA

Project #: 201111
Date: 2012.05.23
Drawn by:

L1.1

3-4



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

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DRAWING

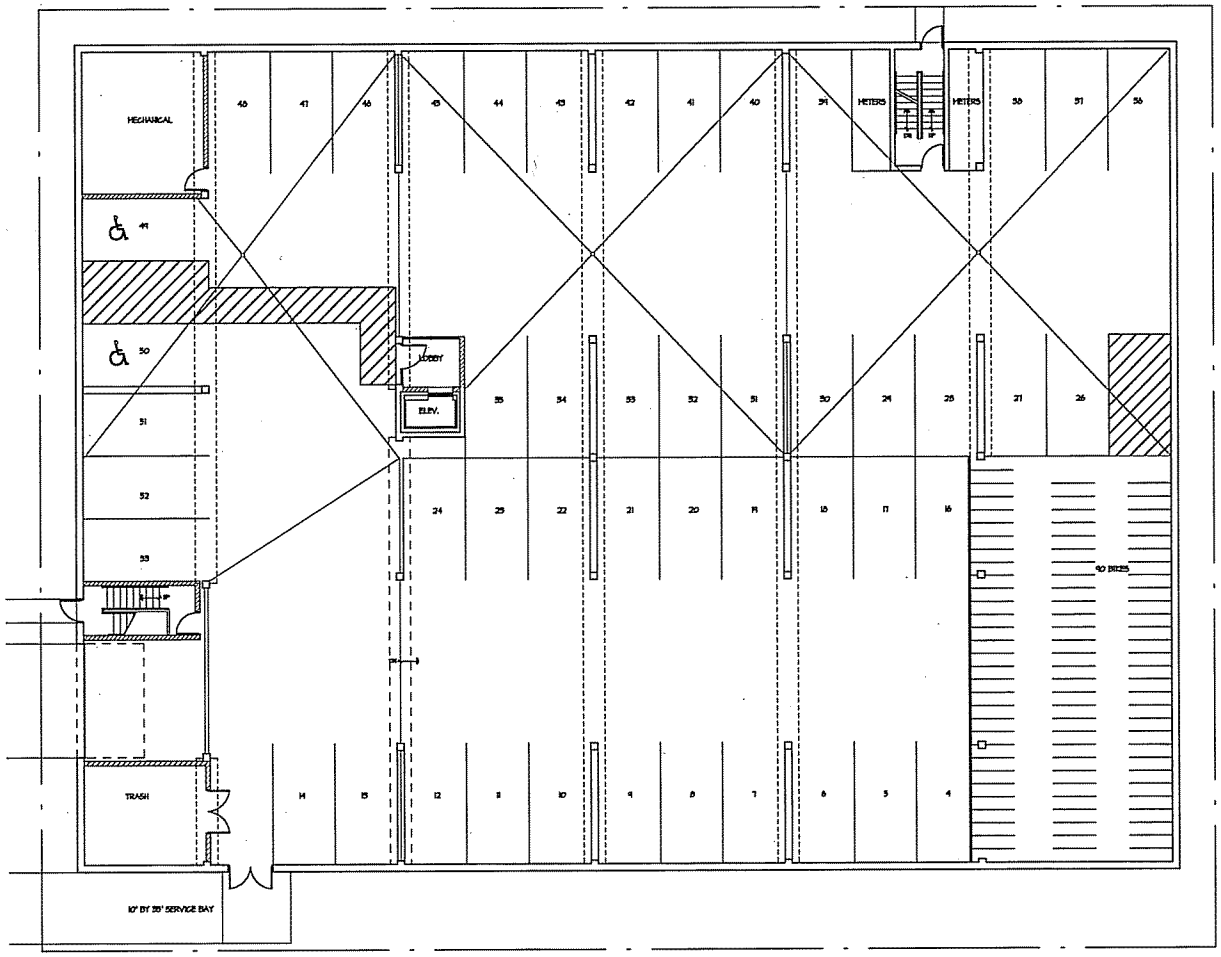
PARKING LEVEL B PLAN

DATA

Project # 807212
Date 05.23.12
Drawn by jwa

A1.1

3-4



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

NORTH

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Madison, Wisconsin 53703

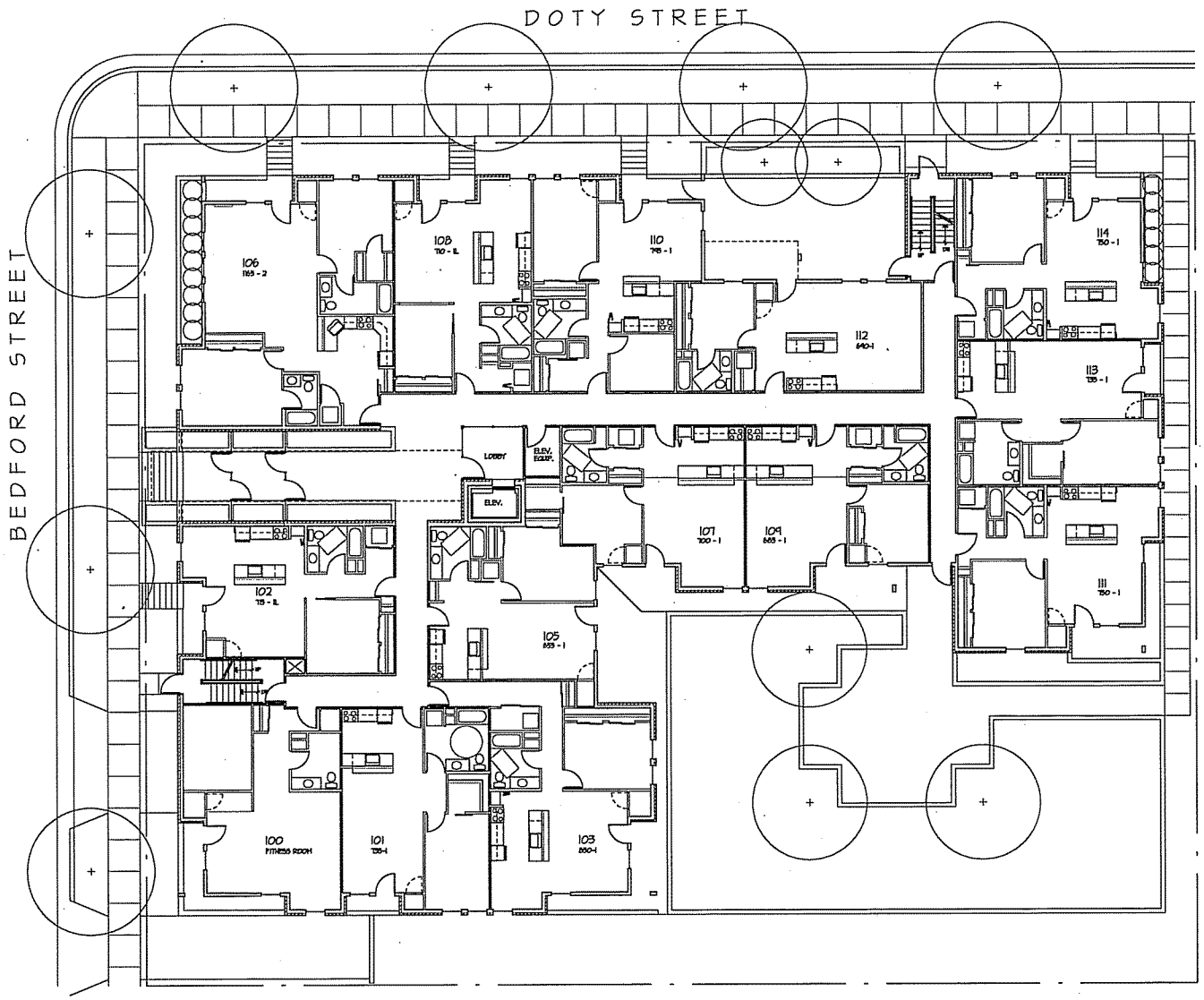
DRAWING

PARKING LEVEL A PLAN

DATA
Project # 20123
Date 00.0.12
Drawn by jsa

A1.2

3-4



1 / A1.3 FIRST FLOOR PLAN 12,600 S.F.
SCALE 1/8" = 1'-0"

NORTH

SUTTON ARCHITECTURE
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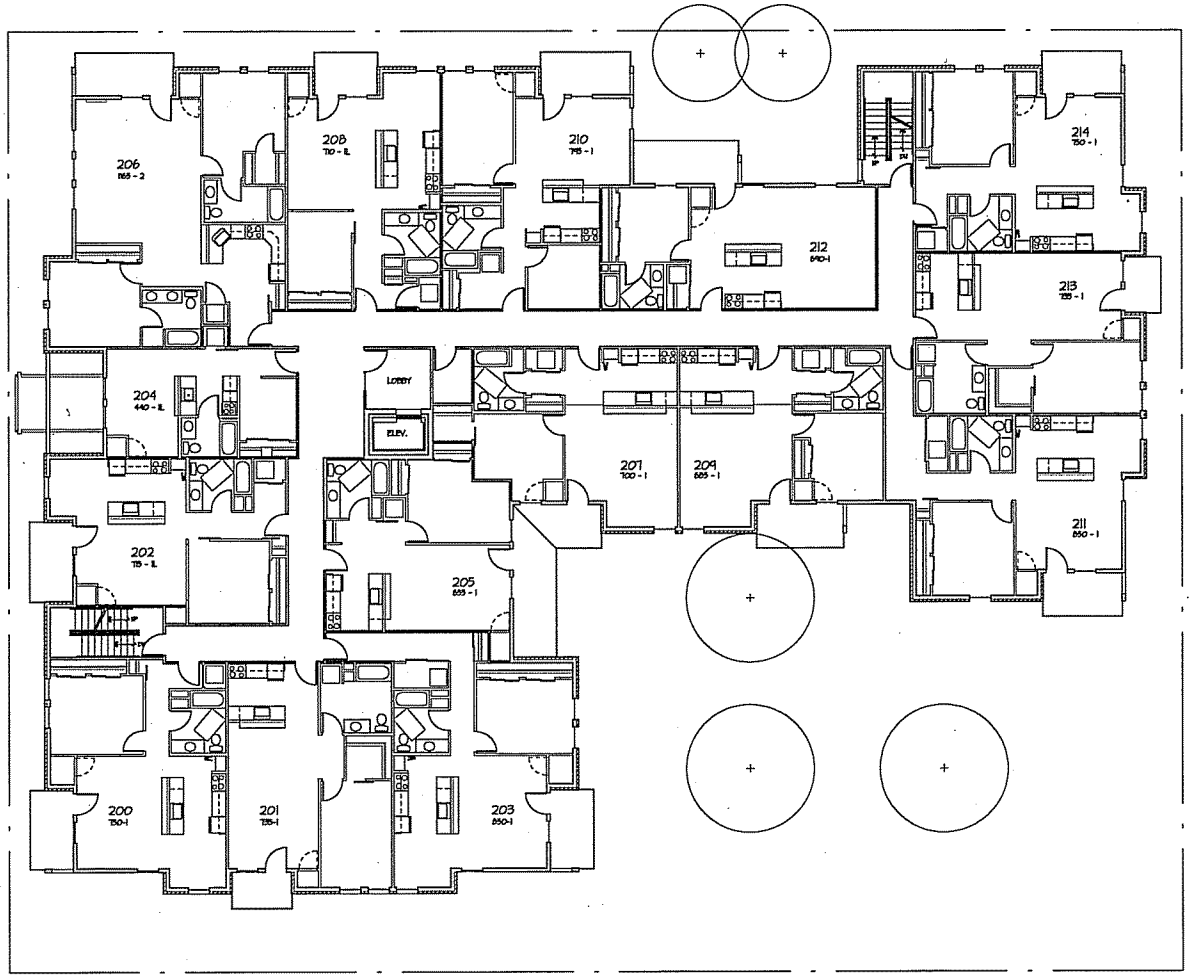
DRAWING
FIRST FLOOR PLAN

DATA
Project # 80723
Date 05.23.12
Drawn by: jsa

A1.3

3-4



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

NORTH

SUTTON ARCHITECTURE
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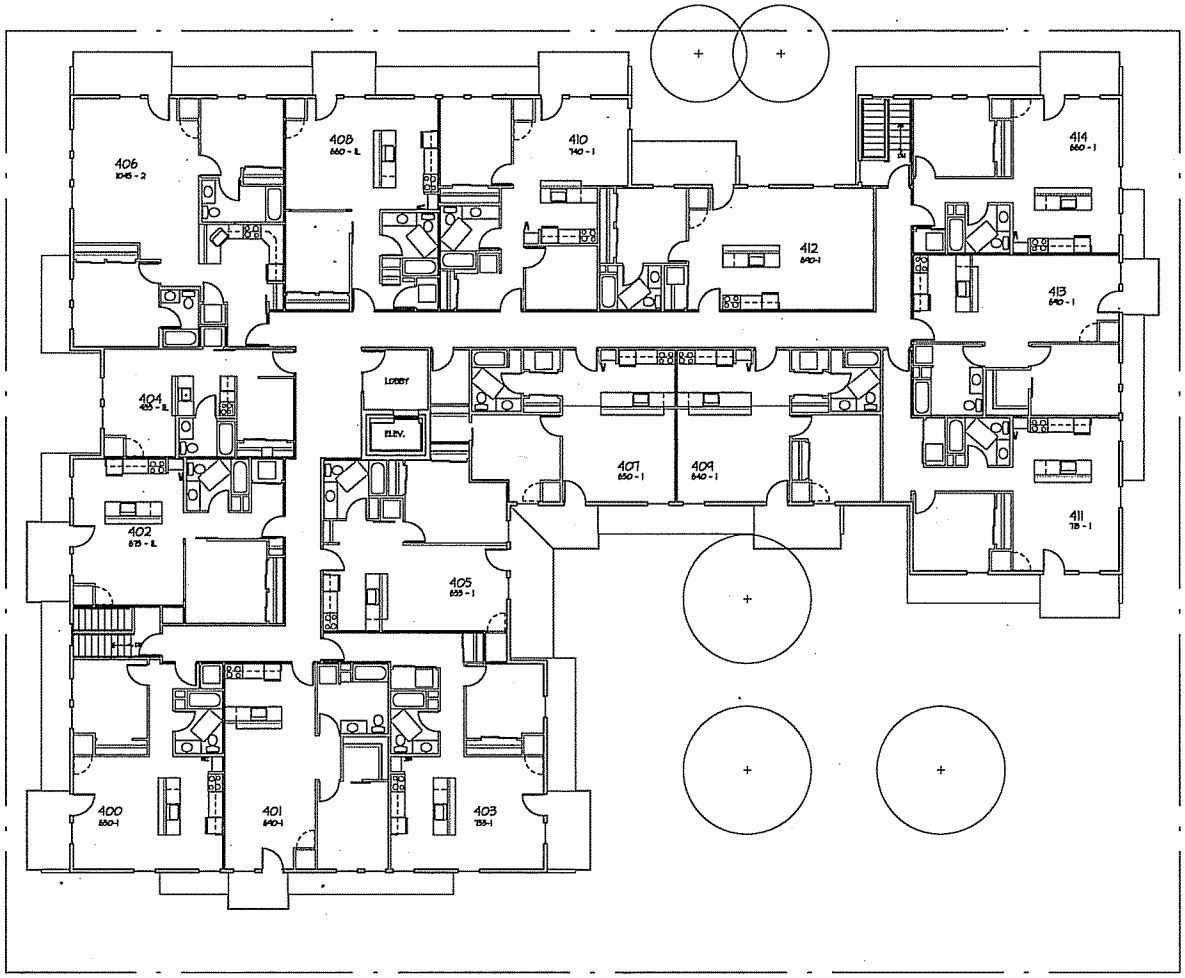
Madison, Wisconsin 53703

DRAWING
2ND/3RD FLOOR PLAN

DATA
Project # 201212
Date 06.12.12
Drawn by jsa

A1.4

3-4



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

NORTH

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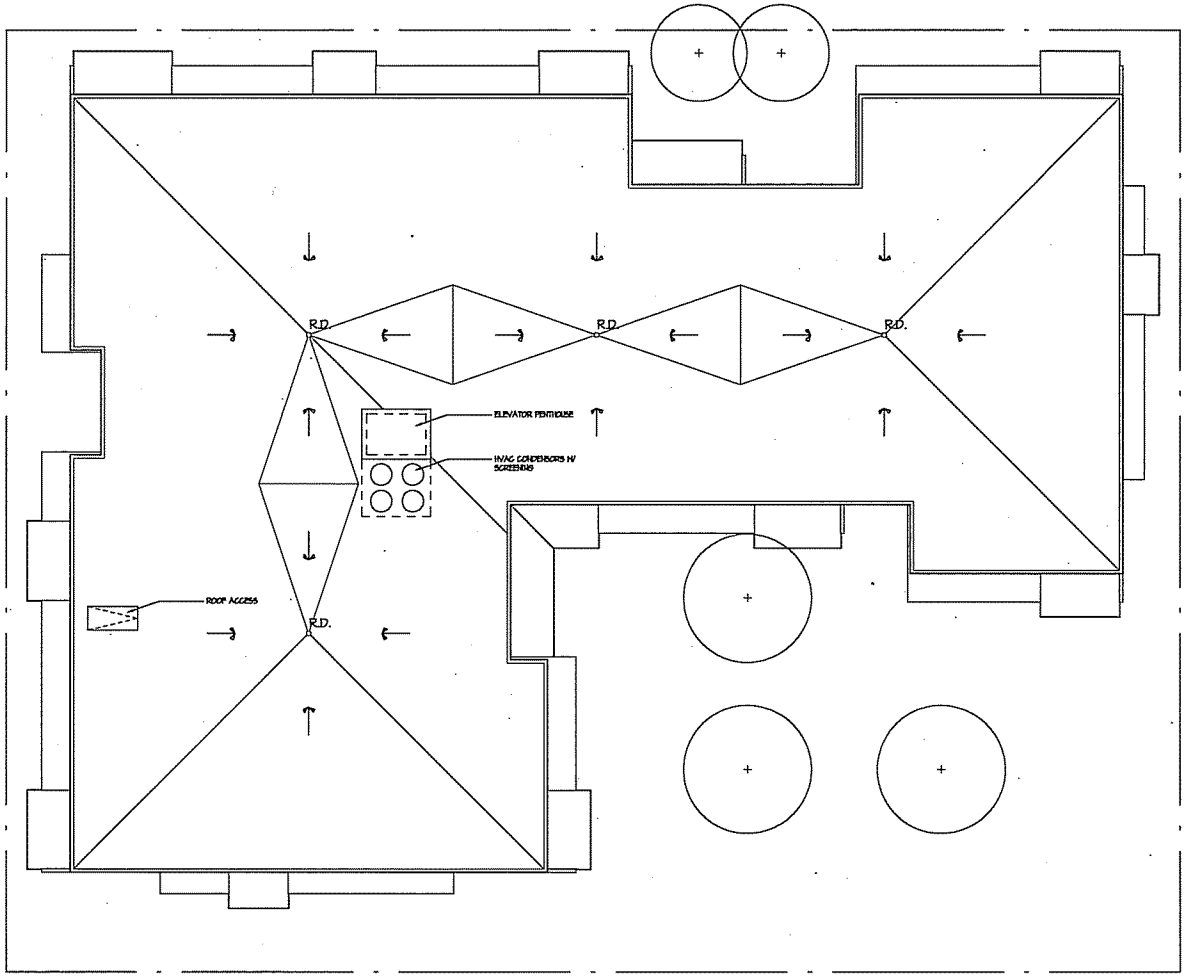
4TH FLOOR PLAN

DATA

Project # 20121
Date 06.13.12
Drawn by J.W.A.

A1.5

3-7



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

NORTH

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Tel. 608-258-9448 Fax 608-258-0714

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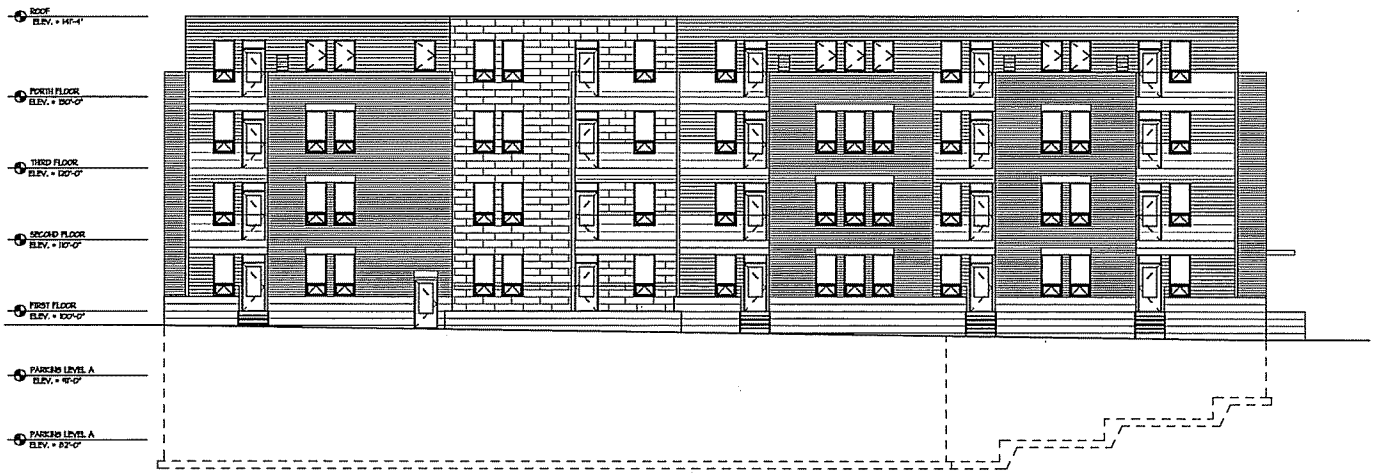
Aspen Court Apartments
211 South Bedford Street
Madison, Wisconsin 53703

DRAWING
ROOF PLAN

DATA
Project # 207212
Date 05.23.12
Drawn by j.w.a.

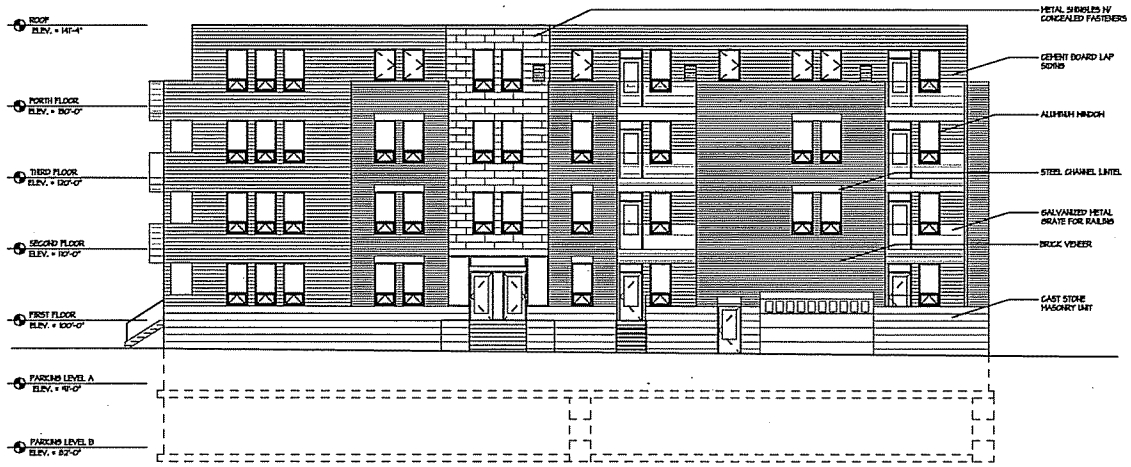
A1.6

3-7



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

W. DOTY ST.



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

S BEDFORD ST.

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DRAWING
NW/SW BUILDING ELEVATIONS

DATA
Project # 8070212
Date 06.28.12
Drawn by: jsa.

A2.1

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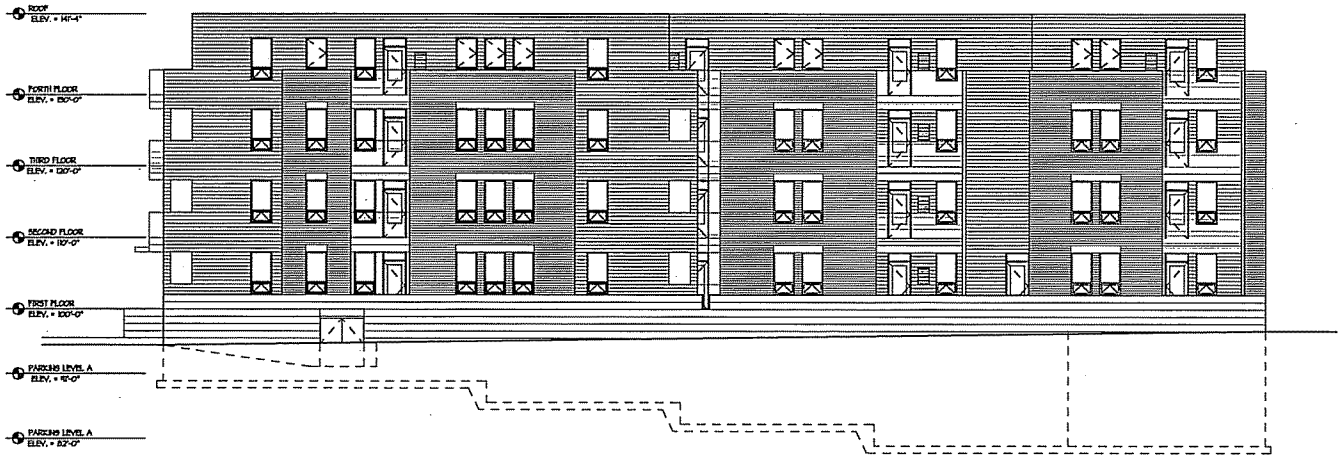
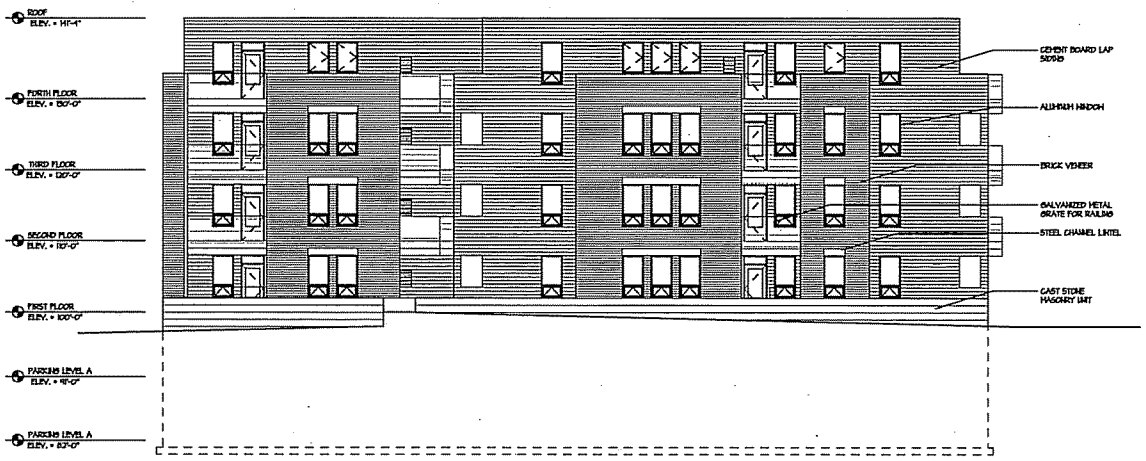


1 A2.2 SOUTHEAST ELEVATION
SCALE 1/8" = 1'-0"



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

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PROJECT

Aspen Court Apartments
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DRAWING

BE/NE BUILDING ELEVATIONS

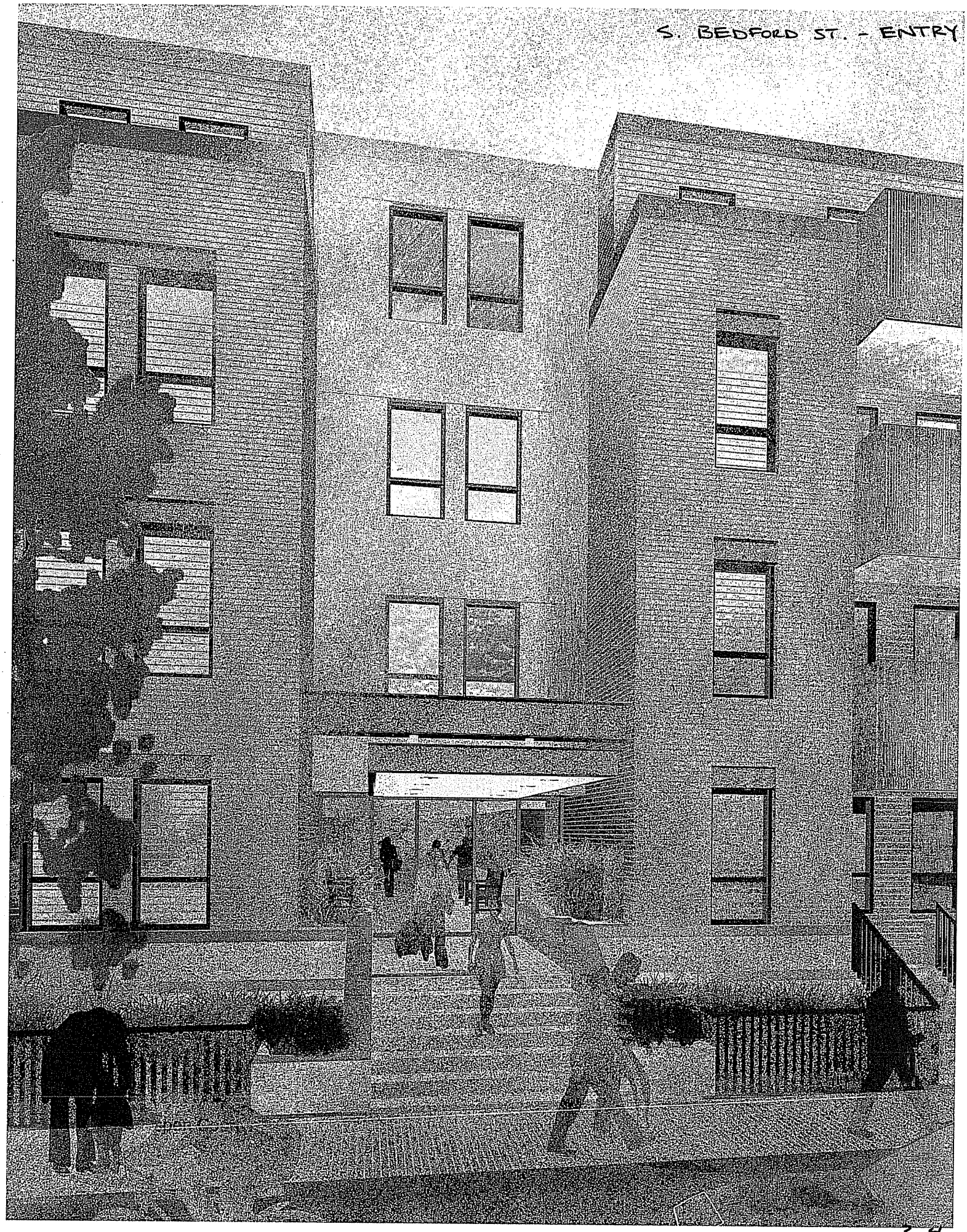
DATA

Project # 201212
Date 05.30.12
Drawn by j.s.a.

A2.2

S. BEDFORD ST - PERSPECTIVE

S. BEDFORD ST. - ENTRY



W. DOTY PERSPECTIVE

8
9