

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received _____
Received by _____
Aldermanic District _____
Zoning District _____
Urban Design District _____
Submission reviewed by _____
Legistar # _____

9/24/21
10:34 a.m.

RECEIVED

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: _____

Title: _____

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested _____

New development

Alteration to an existing or previously-approved development

Informational

Initial approval

Final approval

3. Project Type

Project in an Urban Design District

Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

Planned Development (PD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Multi-Use Site or Residential Building Complex

Signage

Comprehensive Design Review (CDR)

Signage Variance (i.e. modification of signage height, area, and setback)

Signage Exception

Other

Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name _____ Company _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

Project contact person _____ Company _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

Property owner (if not applicant) _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

5. Required Submittal Materials

Application Form

Letter of Intent

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
- For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.

Development Plans (Refer to checklist on Page 4 for plan details)

Filing fee

Electronic Submittal*

Notification to the District Alder

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with _____ on _____.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant _____ Relationship to property _____

Authorizing signature of property owner *Bobin Kan* Date _____

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

Urban Design Districts: \$350 (per §35.24(6) MGO).

Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)

Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)

Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)

All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex



September 15, 2021

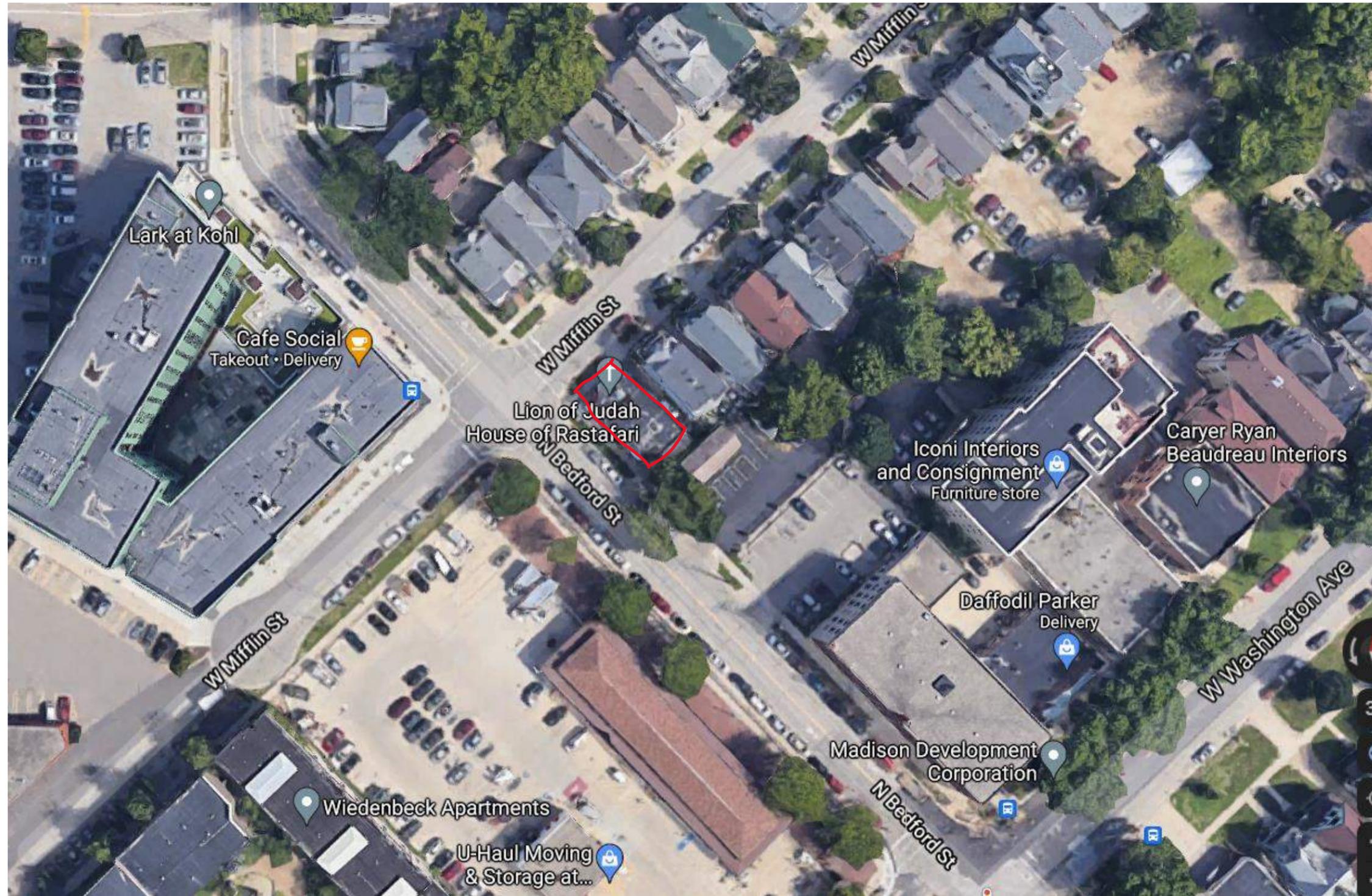
Letter of Intent: 555 Mifflin Street.

From the comments and recommendations given to us at our initial UDC meeting. We were able to address all of the items with the exception of one. We eliminated the venting on the Bedford side of the building by locating all our furnaces within the basement or attic of the building. In addition, all AC units have been placed on the roof allowing us to provide more landscaping on the site. The corner windows have been resized and re-arrange, eliminating the large glass and spandrel corner. The windows on the side elevation have also been broken up providing punch openings instead of continuous vertical bands of windows. This along with changing the size of the brick and the siding materials, has created a more residential feel to the building. The one area we were not able to completely rework was the trash and recycling area. With our small site and limited exterior space our options were limited. We looked at relocating the trash to the Bedford side of the back area but did not feel that this provided a better option. What we were able to do was provide a little more space (16") between the bedroom window and the refuge area, by rearranging the containers within the back corner. We look forward to discussing this project further with the committee.

Sincerely,

Jeremy Cynkar
Destree Design Architects, Inc.

555 WEST MIFFLIN STREET



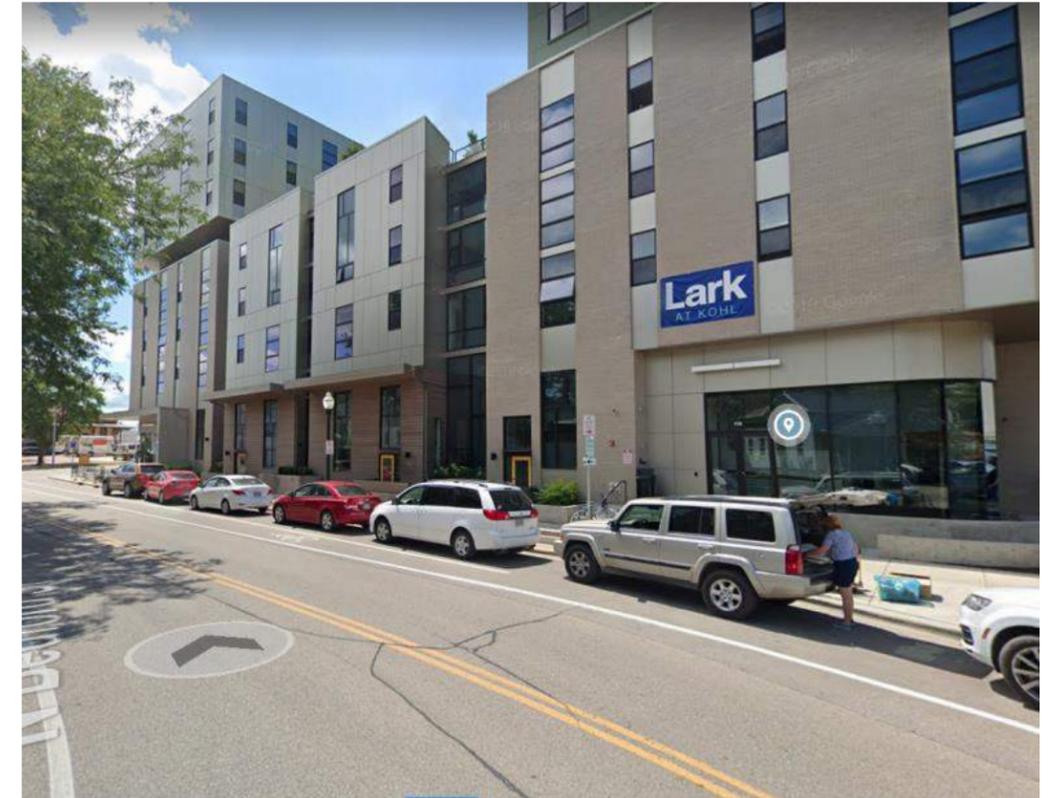
555 WEST MIFFLIN STREET



555 WEST MIFFLIN STREET



555 WEST MIFFLIN STREET



Surrounding
Commercial
Context

ISSUANCES:

UDC MEETING: 10.06.2021

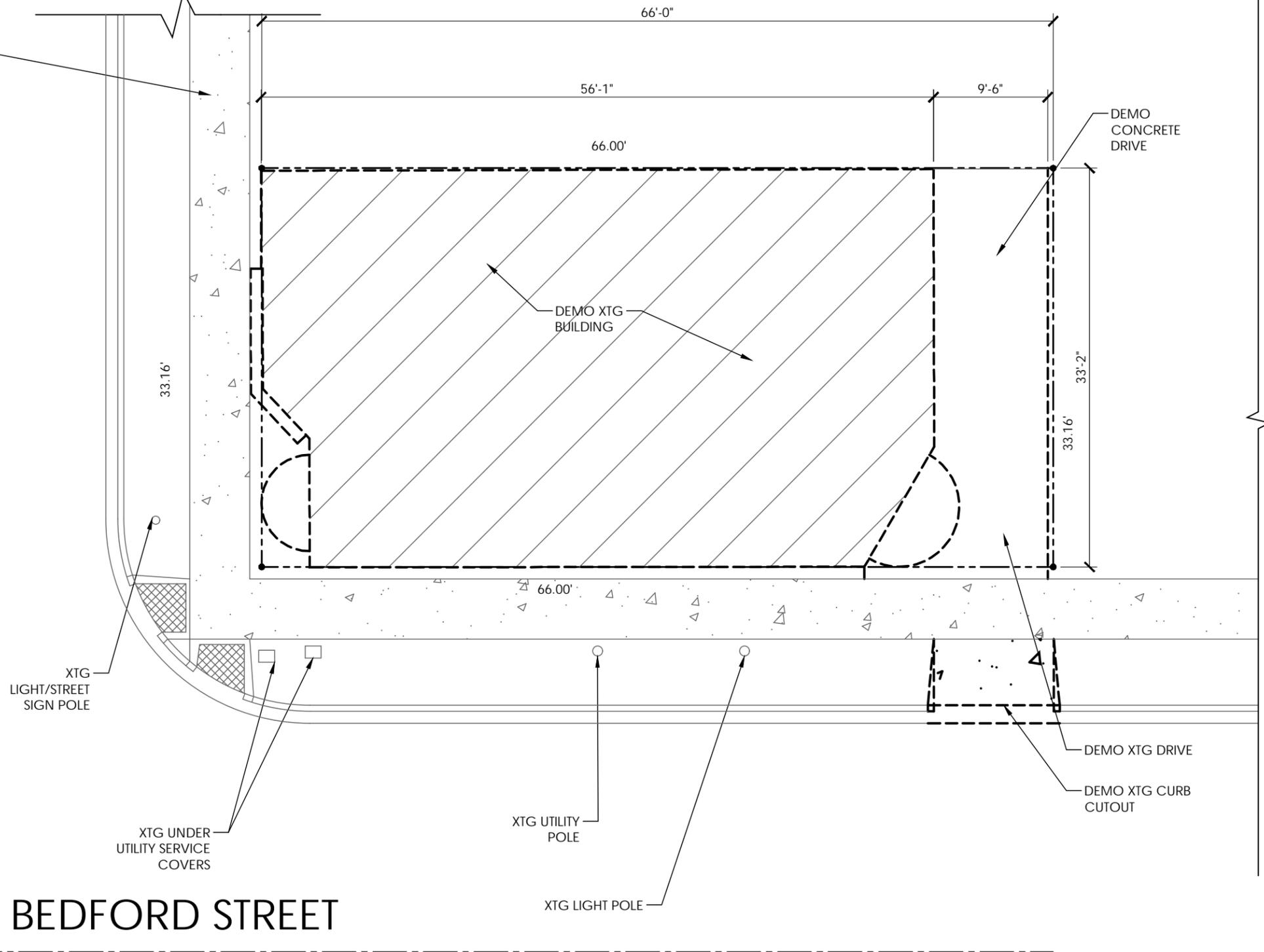
SHEET NUMBER
AD100

PLOT DATE: 09/23/2021

XTG SIDEWALK TO REMAIN

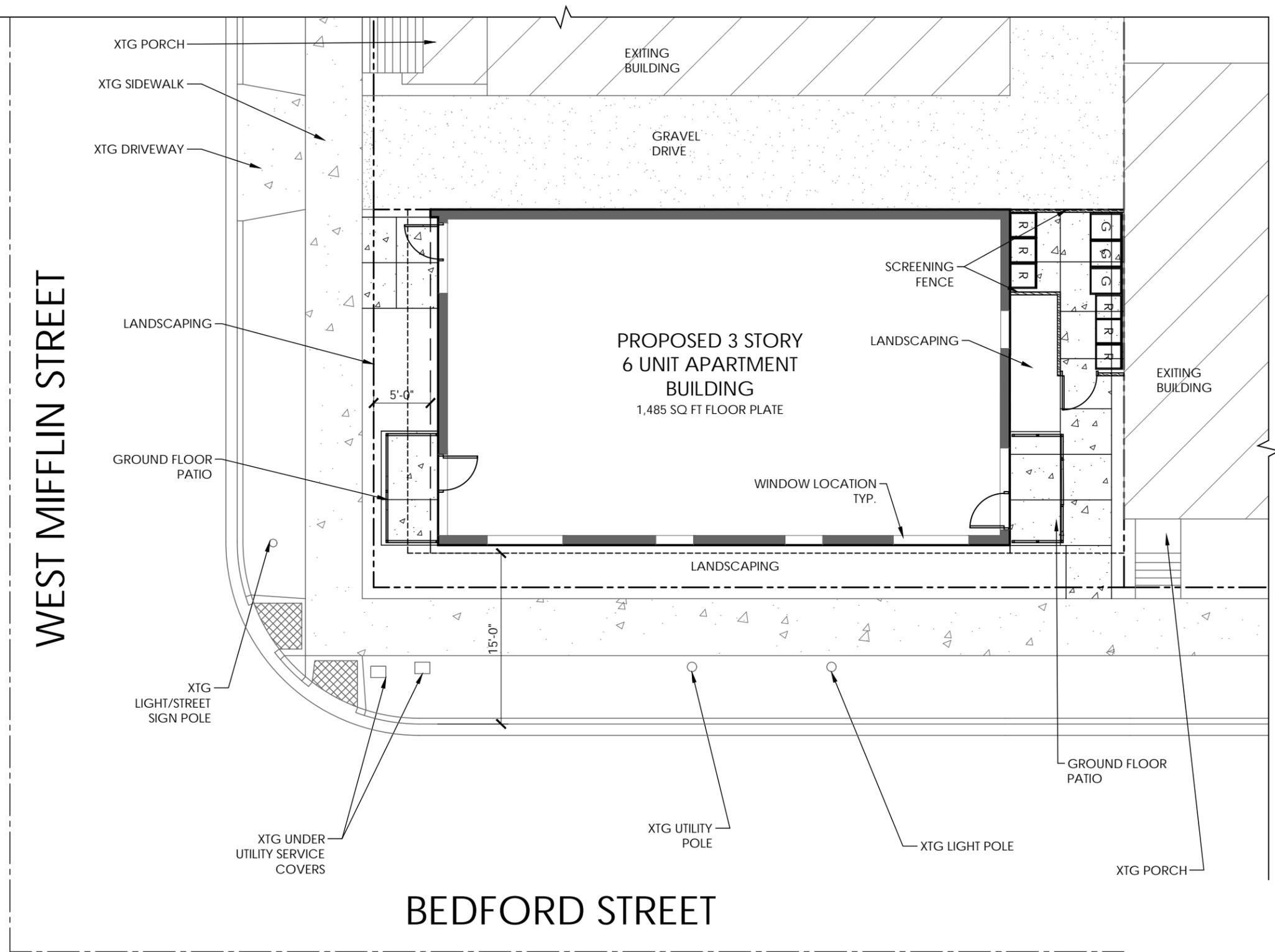
WEST MIFFLIN STREET

BEDFORD STREET



1 SITE PLAN
1"=10'-0"

PLOT DATE: 09/24/2021



WEST MIFFLIN STREET

BEDFORD STREET

PROPOSED 3 STORY
6 UNIT APARTMENT
BUILDING
1,485 SQ FT FLOOR PLATE

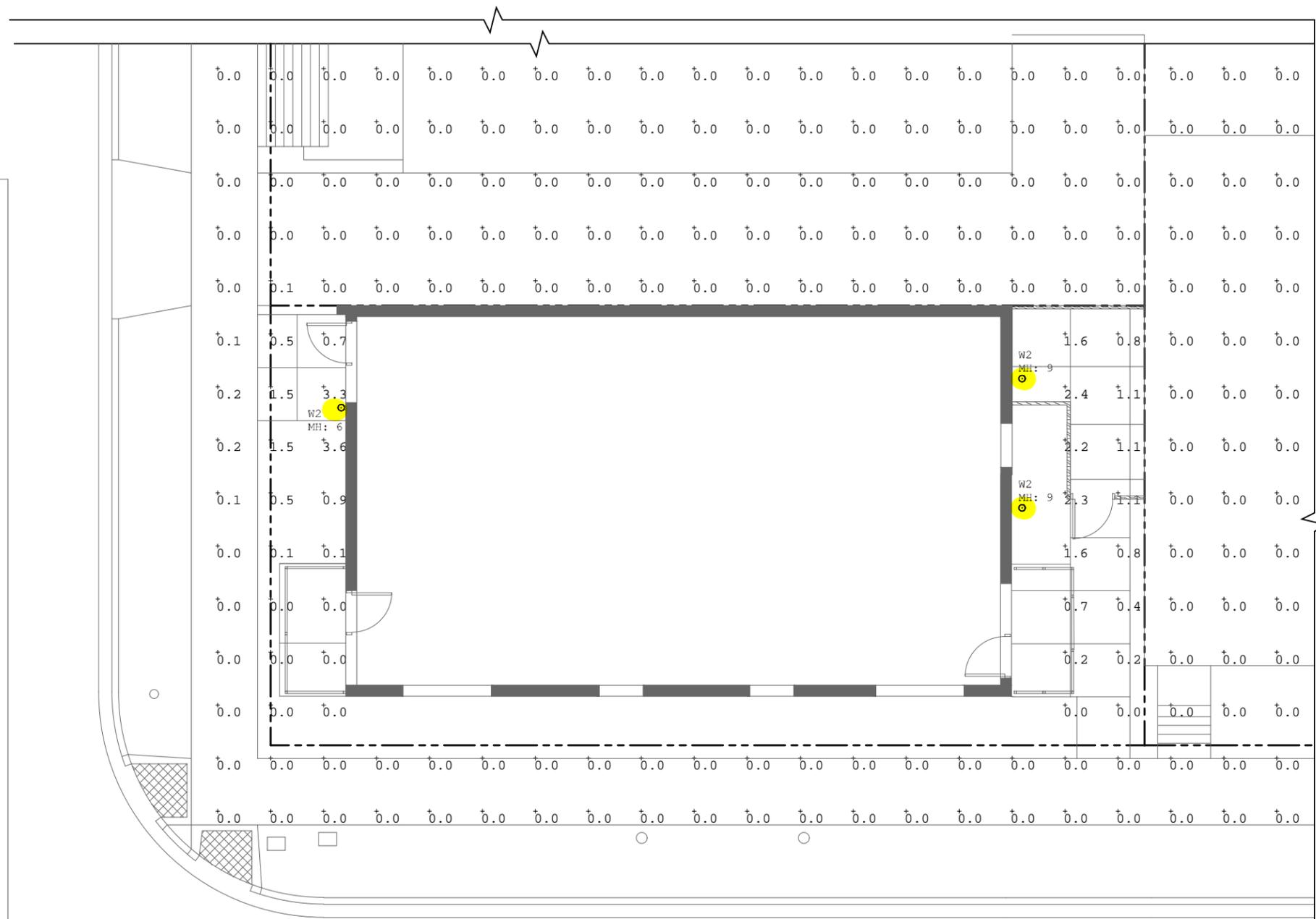
1 SITE PLAN
1" = 10'-0"

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555 WEST MIFFLIN STREET
6 UNIT APARTMENT BUILDING
555 WEST MIFFLIN STREET
MADISON, WI

ISSUANCES:
UDC MEETING: 10.06.2021

SHEET NUMBER
AS101



Symbol	Qty	Tag	Description	LLF	Lum. Watts	Lum. Lumens
○	3	W2	Kuzco EW33104-BK	0.900	8.4	420

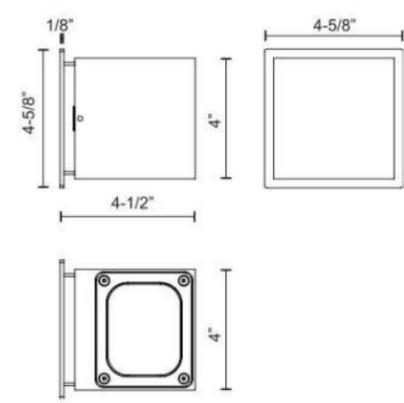
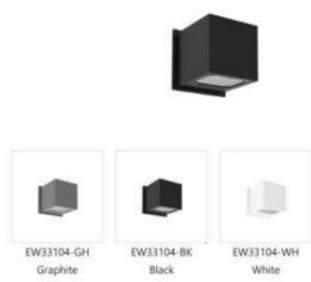
REDFORD STREET

1 PHOTOMETRIC PLAN
1"=10'-0"

STATO
EW33104
WALL

PROJECT

DESCRIPTION
Architectural exterior wall sconce, die-cast cubic aluminum body with clear tempered glass cover and multi-faceted aluminum reflector maximizes light output. Optional beam angle plates can be installed to re-shape beam pattern.



SPECIFICATION DETAILS
* For custom options, consult factory for details.

Fixture Dimensions	W4" x H4" E4-1/2"
Light Source	LED with DC Driver
Wattage	8W
Total Lumens	840lm
Delivered Lumens	BK-420lm
Voltage	120-277V
Color Temperature	3000K
CRI (Ra)	80CRI
Optional Color Temps	2700K - 5000K Available. Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	Non-Dimming
Diffuser Details	Parabolic Aluminum Reflector
Glass Details	Clear Glass
Location	Wet, IP65
Compliance	IP65
Warranty	5 Years
Illumination Direction	Downlight
Mounting Style	All Orientation, Wall
Canopy Dimensions	W4-5/8" x H4-5/8" x E1/8"

KUZCO

19054 28TH AVENUE
SURREY - BC V3Z 6M3
CANADA
WWW.KUZCOLIGHTING.COM

COMMENT



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6 UNIT APARTMENT BUILDING
555 WEST MIFFLIN STREET
MADISON, WI

ISSUANCES:
UDC MEETING: 10.06.2021

SHEET NUMBER
L100



WEST MIFFLIN STREET

BEDFORD STREET

LANDSCAPE REQUIREMENTS SUMMARY

DEVELOPED AREA REQUIREMENT:
(5 POINTS PER 300 SQ FT OF DISTURBED AREA)

NEW DEVELOPED AREA = 2189 SQ FT
POINTS REQUIRED = 40 POINTS

LANDSCAPE POINTS PROVIDED = 244 POINTS

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL
PERENNIALS					
HA	Aster sp.	Hardy Asters	14	2	28
HT	Hosta sp.	Hosta	3	2	6
PMD	Hemerocallis 'Pardon Me'	Pardon Me Daylily	15	2	30
ORNAMENTAL GRASS					
NSO	Chasmanthium latifolium	Northern Sea Oats	4	2	8
SHRUBS					
AC	Ribes alpinum	Alpine Currant	6	3	18
BSJ	Juniperus squamata	Blue Star Juniper	15	4	60
GFS	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	12	3	36
LG	Thuja occidentalis	Little Giant Arborvitae	4	10	40
VINES					
BV	Parthenocissus tricuspidata	Boston ivy	9	2	18
Points Total					244

1 LANDSCAPE PLAN
1"=10'-0"

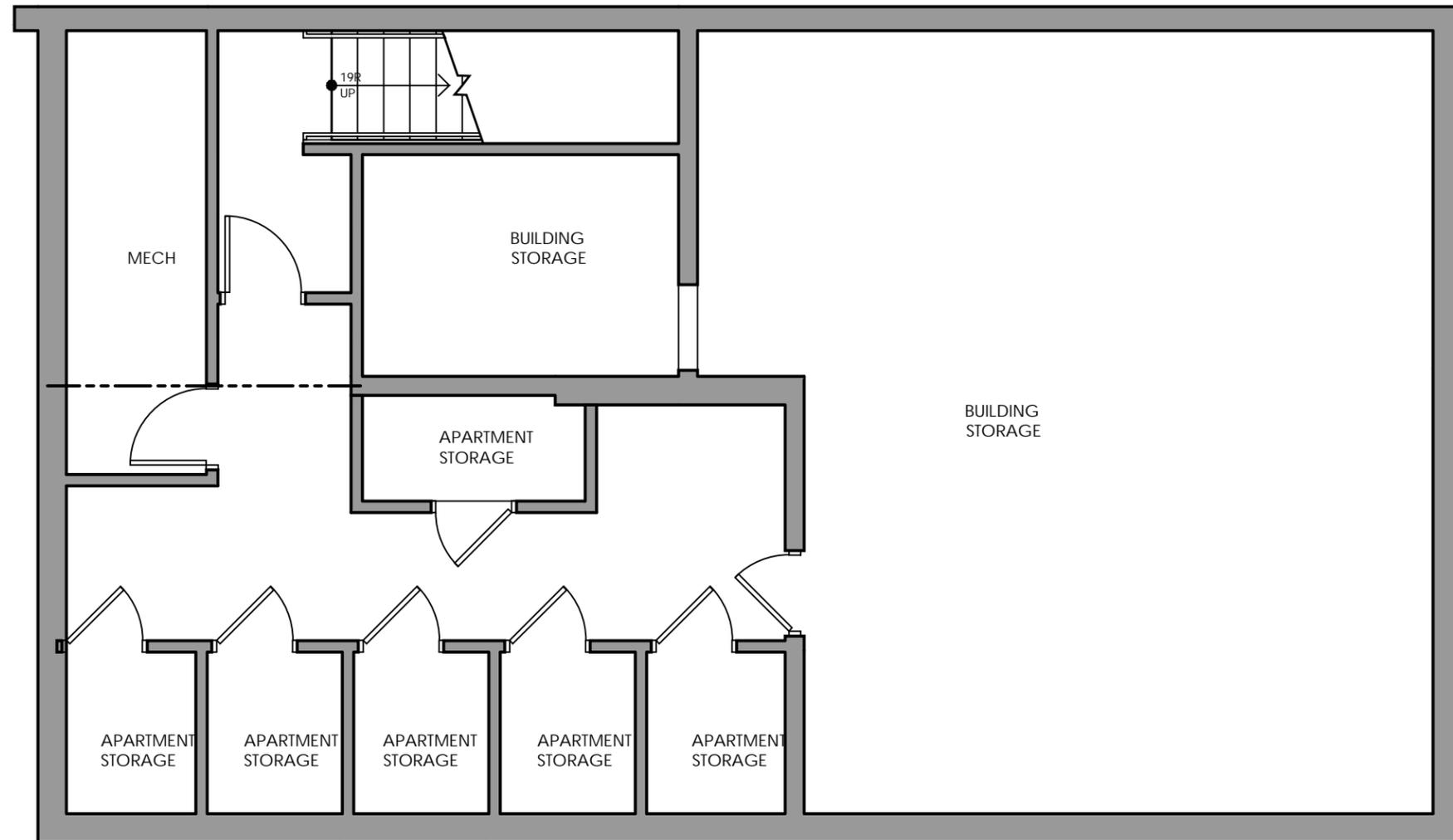
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555 WEST MIFFLIN STREET
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ISSUANCES:

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SHEET NUMBER

A100

1 BASEMENT LEVEL
3/16" = 1'-0"

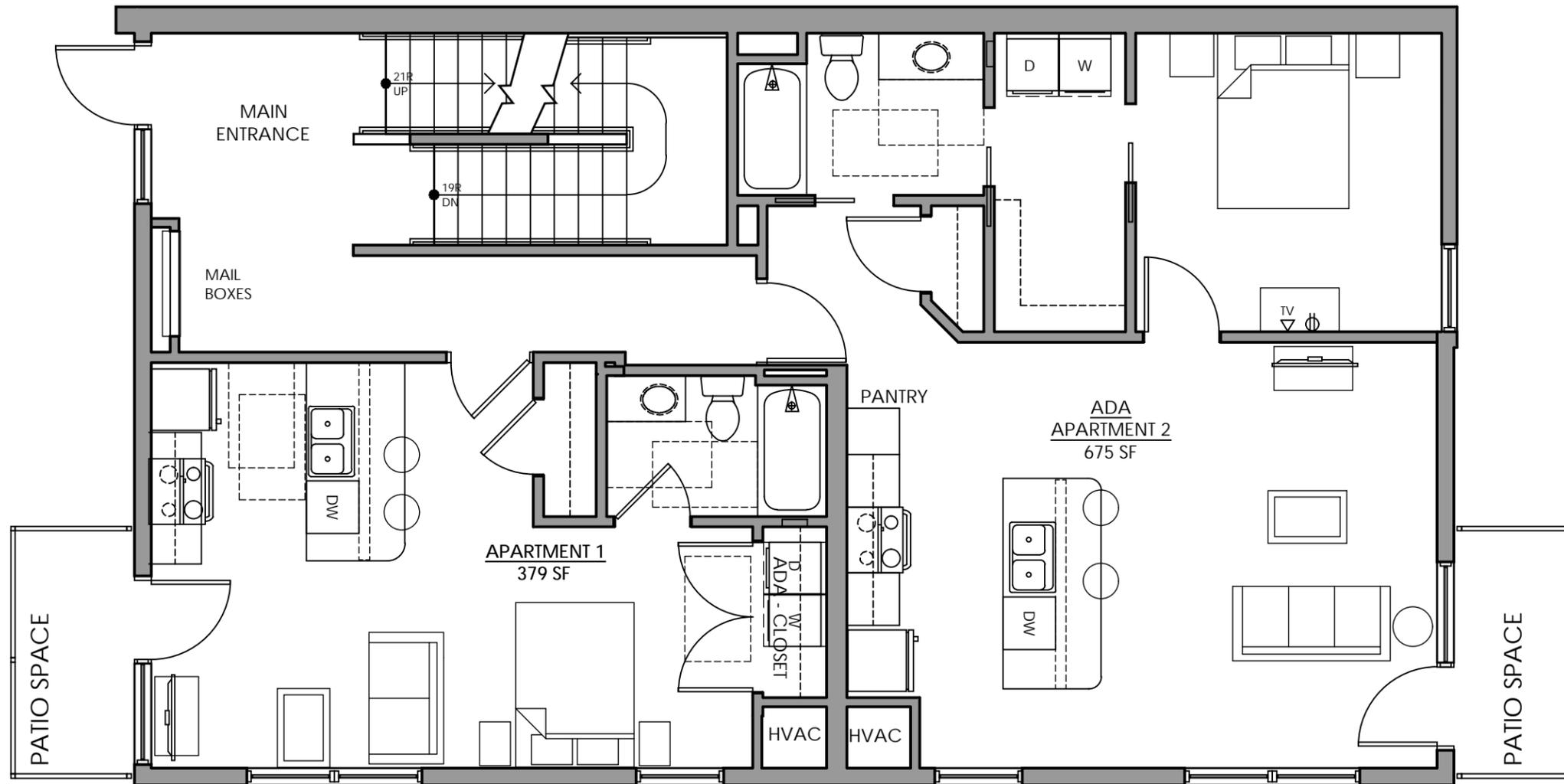
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A101

1 GROUND LEVEL
3/16" = 1'-0"

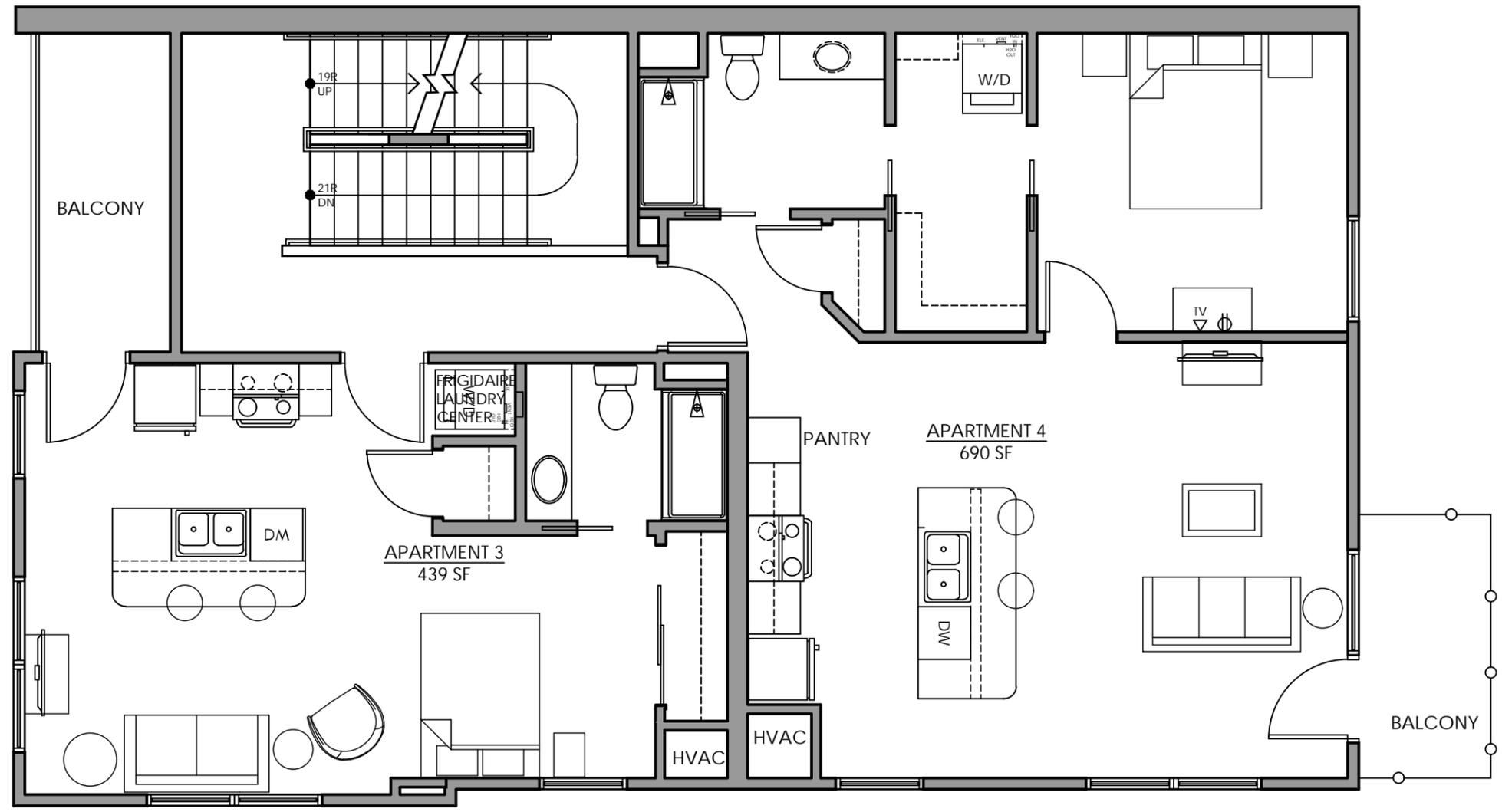
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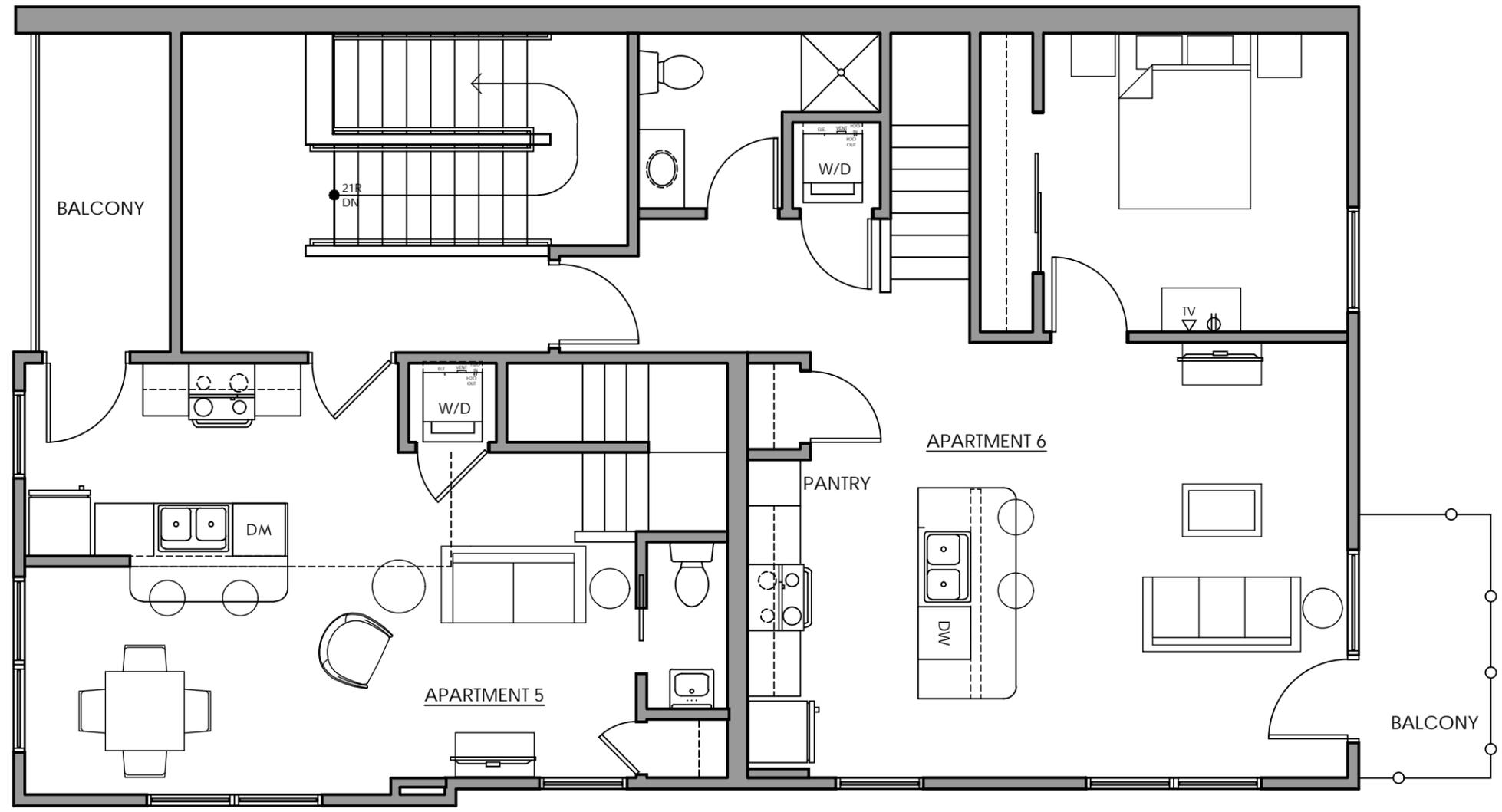
555 WEST MIFFLIN STREET
6 UNIT APARTMENT BUILDING
555 WEST MIFFLIN STREET
MADISON, WI



1 2ND FLOOR
3/16" = 1'-0"

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A102

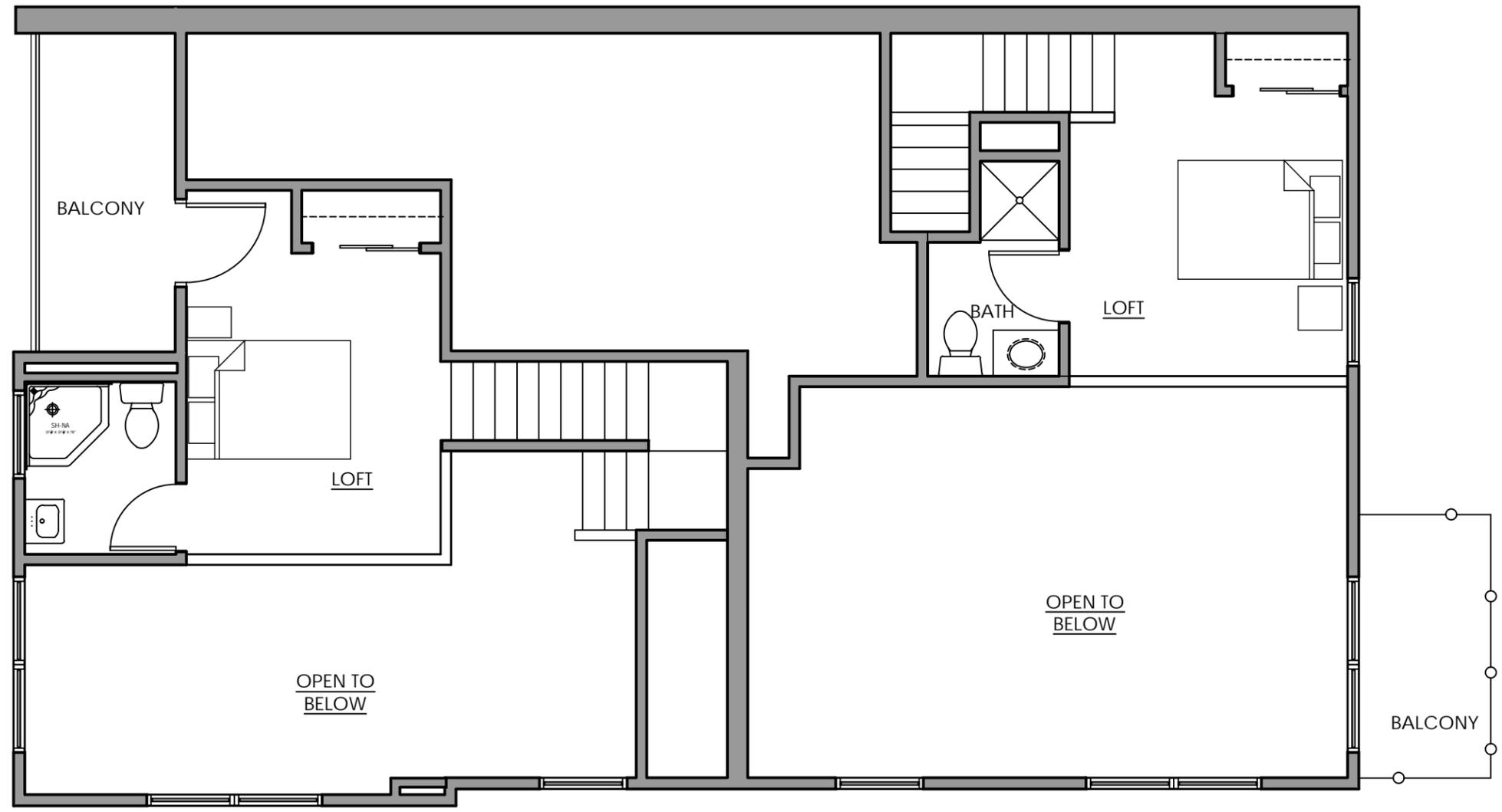


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6 UNIT APARTMENT BUILDING
555 WEST MIFFLIN STREET
MADISON, WI

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UDC MEETING: 10.06.2021

SHEET NUMBER
A103

1 3RD FLOOR (LOWER LOFT LEVEL)
3/16" = 1'-0"



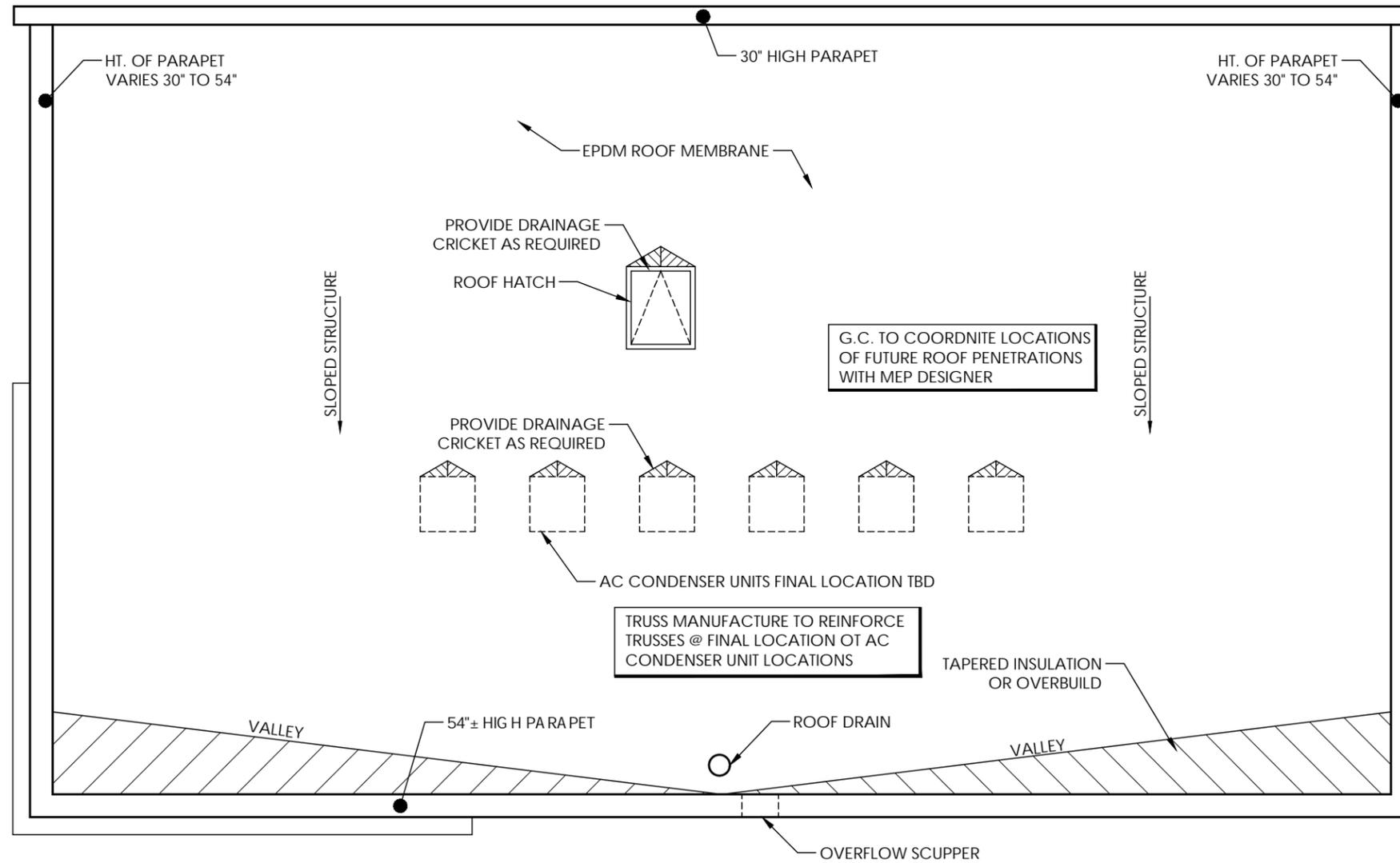
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MADISON, WI

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A104

1 3RD FLOOR (UPPER LOFT LEVEL)
3/16" = 1'-0"

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6 UNIT APARTMENT BUILDING
555 WEST MIFFLIN STREET
MADISON, WI



1 ROOF PLAN
3/16" = 1'-0"

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A105

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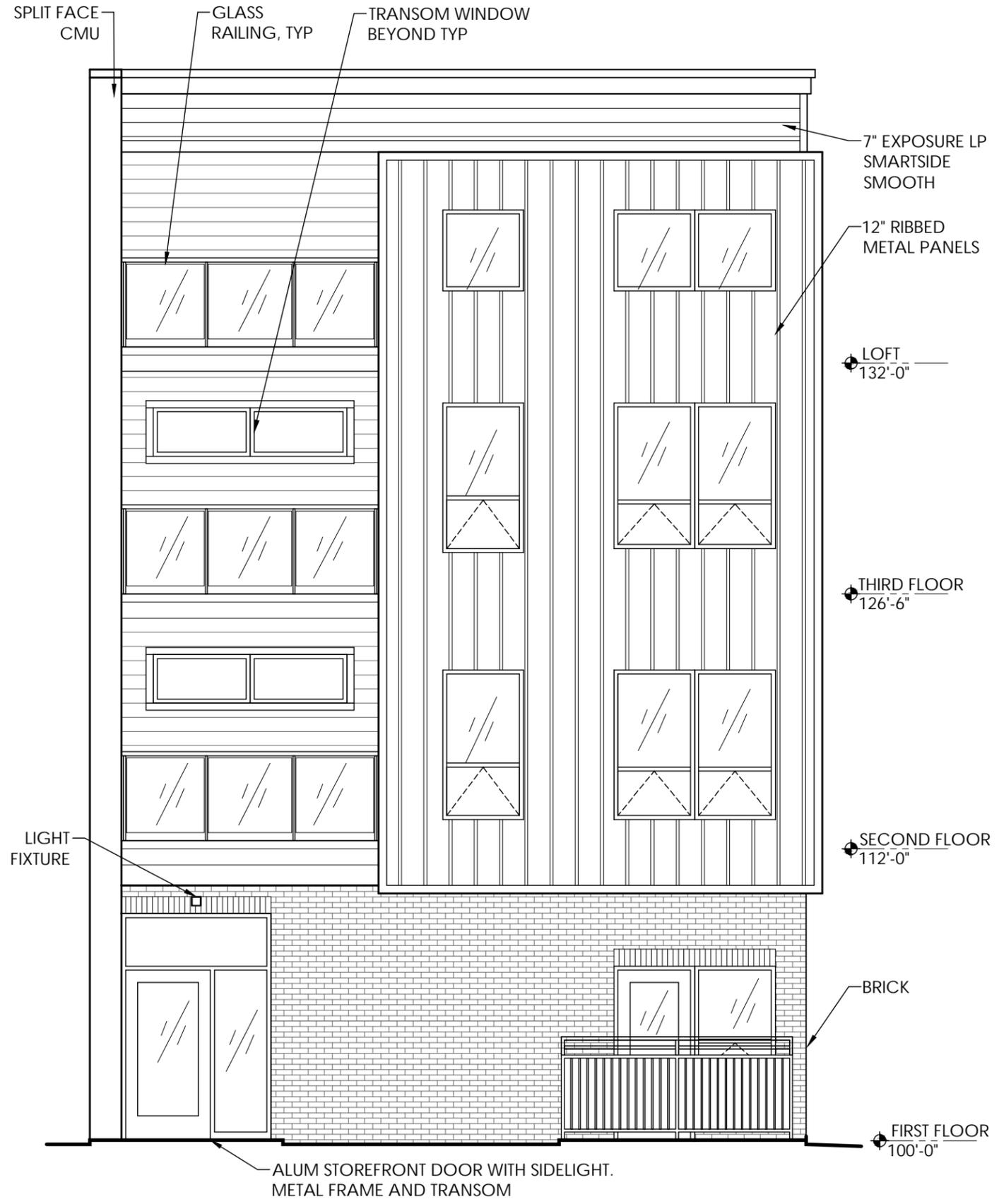
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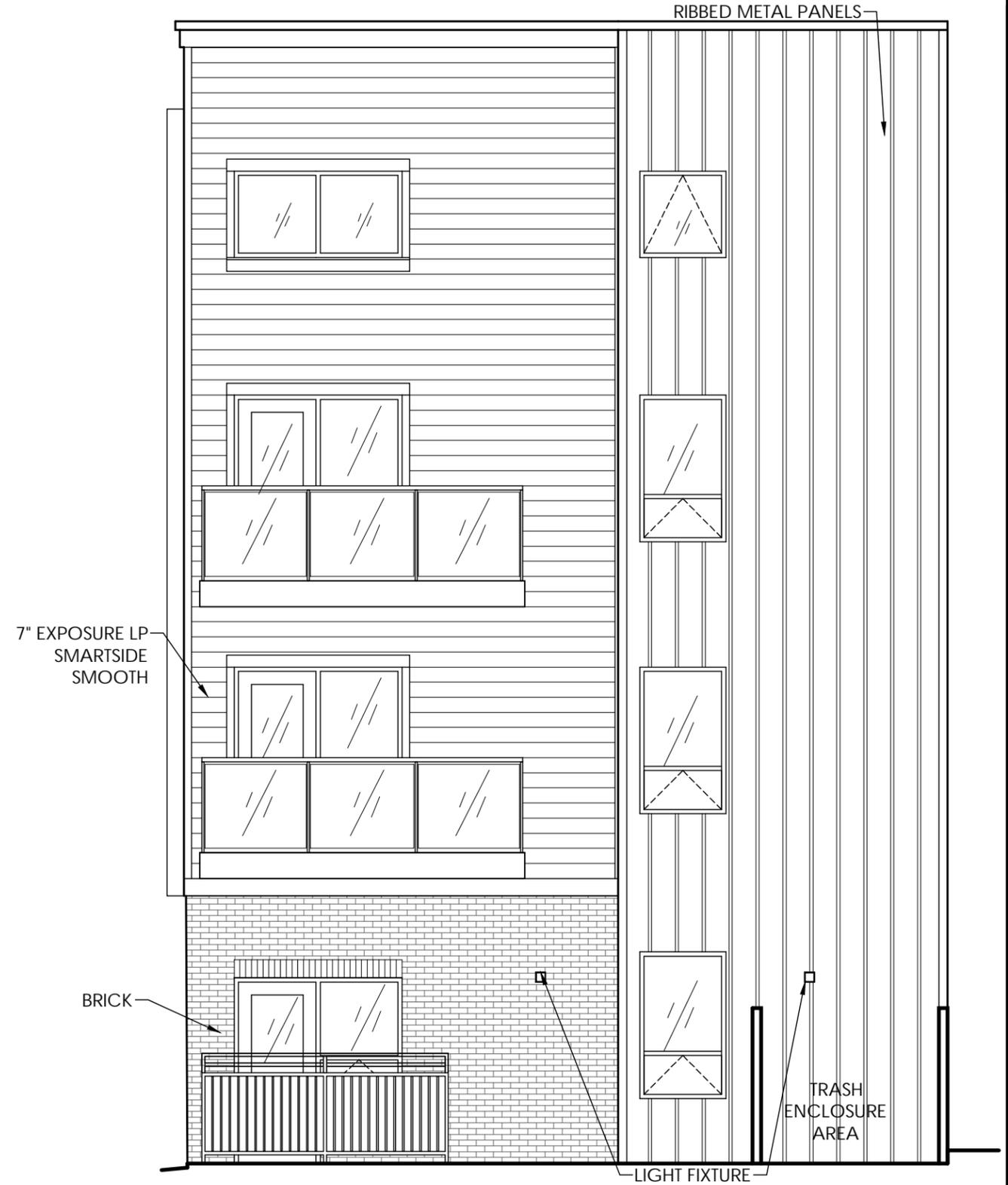
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A300

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2 WEST MIFFLIN STREET ELEVATION
3/16" = 1'-0"



1 REAR ELEVATION
3/16" = 1'-0"

PLOT DATE: 09/23/2021



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555 WEST MIFFLIN STREET
MADISON, WI

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A301

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1 BEDFORD STREET ELEVATION
3/16" = 1'-0"

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555 WEST MIFFLIN STREET
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ISSUANCES:
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SHEET NUMBER
A302

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2 WEST MIFFLIN STREET ELEVATION
3/16" = 1'-0"



1 REAR ELEVATION
3/16" = 1'-0"

PLOT DATE: 09/23/2021



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A303

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1 BEDFORD STREET ELEVATION
3/16" = 1'-0"

PLOT DATE: 09/23/2021



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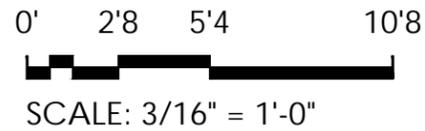


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555 WEST MIFFLIN STREET
MADISON, WI

ISSUANCES:

UDC MEETING: 10.06.2021

SHEET NUMBER
A304



1 SIDE ELEVATION
3/16" = 1'-0"

PLOT DATE: 09/23/2021

Finish Board




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Glen Gary Brick:
Sioux City Brick - Vintage Black Smooth



Brick Mortar:
Spec Mix - Black SM800



Window Frame:
Kawneer - Black #29



Siding:
LP Smartside - Desert Stone Smooth



Ribbed Metal Panel:
PAC-Clad - Slate Blue

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6 UNIT APARTMENT BUILDING
555 WEST MIFFLIN STREET
MADISON, WI

ISSUANCES:
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PLOT DATE: 09/23/2021

Finishes - Instillation Examples



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555 WEST MIFFLIN STREET
MADISON, WI

ISSUANCES:
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SHEET NUMBER
A305

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Glen Gary Brick:
Sioux City Brick - Vintage Black Smooth
Mortar will be Black instead



Ribbed Metal Panel:
PAC-Clad - Slate Blue



Window Frame:
Kawneer - Black #29



Siding:
LP Smartside - Desert Stone Smooth

DESERT STONE