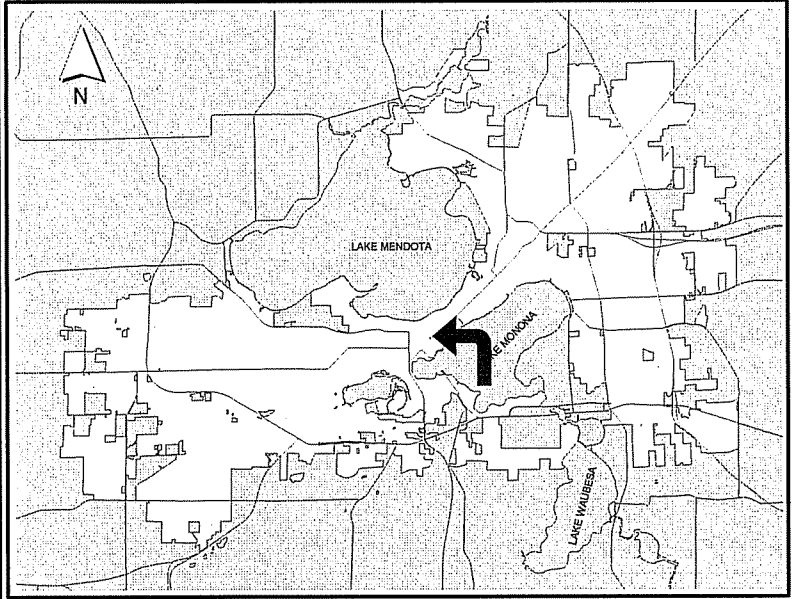


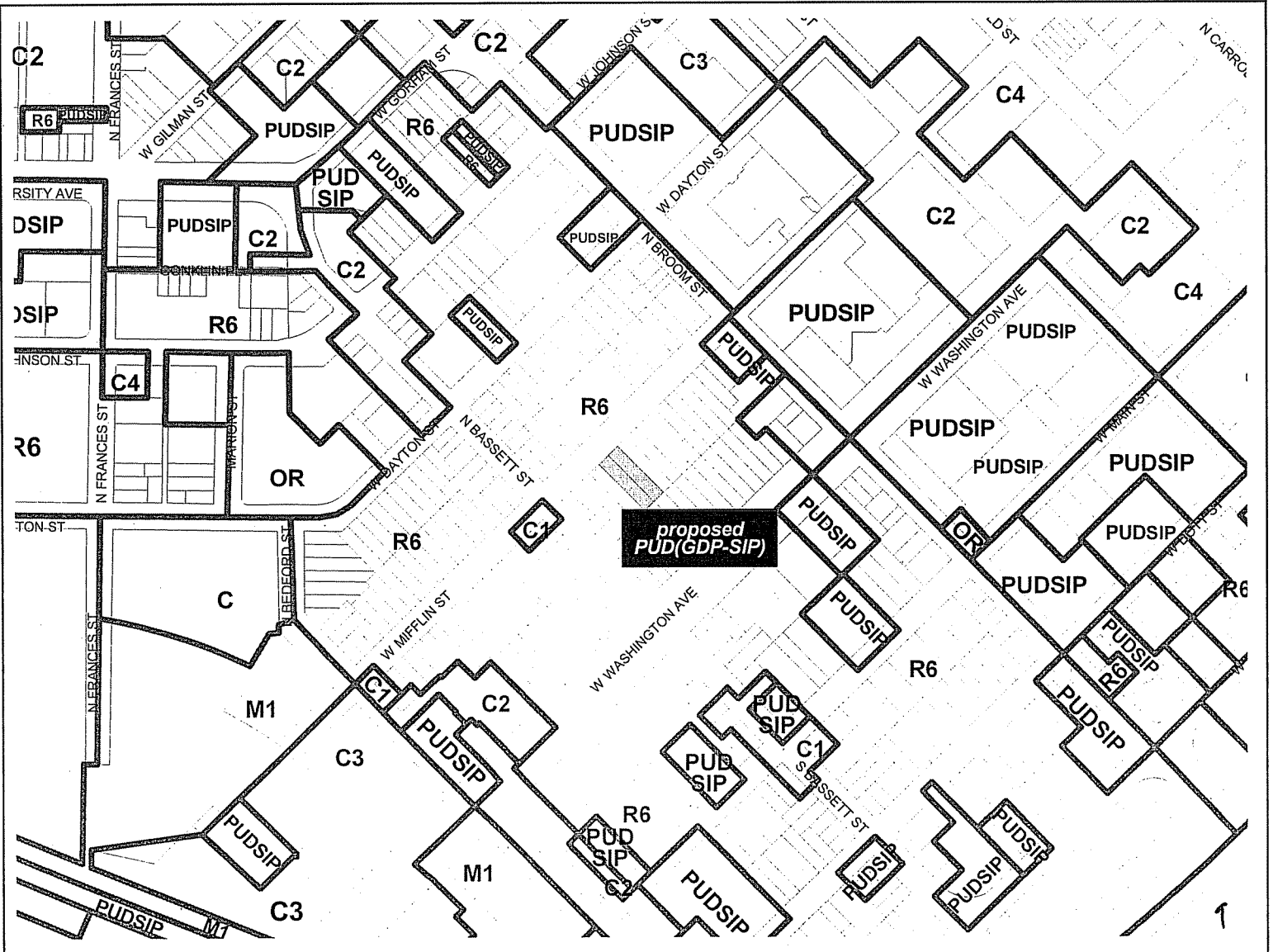
CITY OF MADISON

Proposed Demolition & Rezoning

Location: 437-443 West Mifflin Street
 Applicant: Frank Staniszewski - Madison Development Corp
 From R6 District(s)
 To PUD (GDP-SIP) District(s)
 Existing Use: Two, 2-Unit Rental Units
 Proposed Use: Demolish 2-Unit & Build New 2-Unit & New 4-Unit Apartment Buildings in Addition to Existing 2-Unit Which Will Remain On Site
 File No. _____
 Public Hearing Dates:
 Plan Commission 20 February 2006
 Common Council 07 March 2006



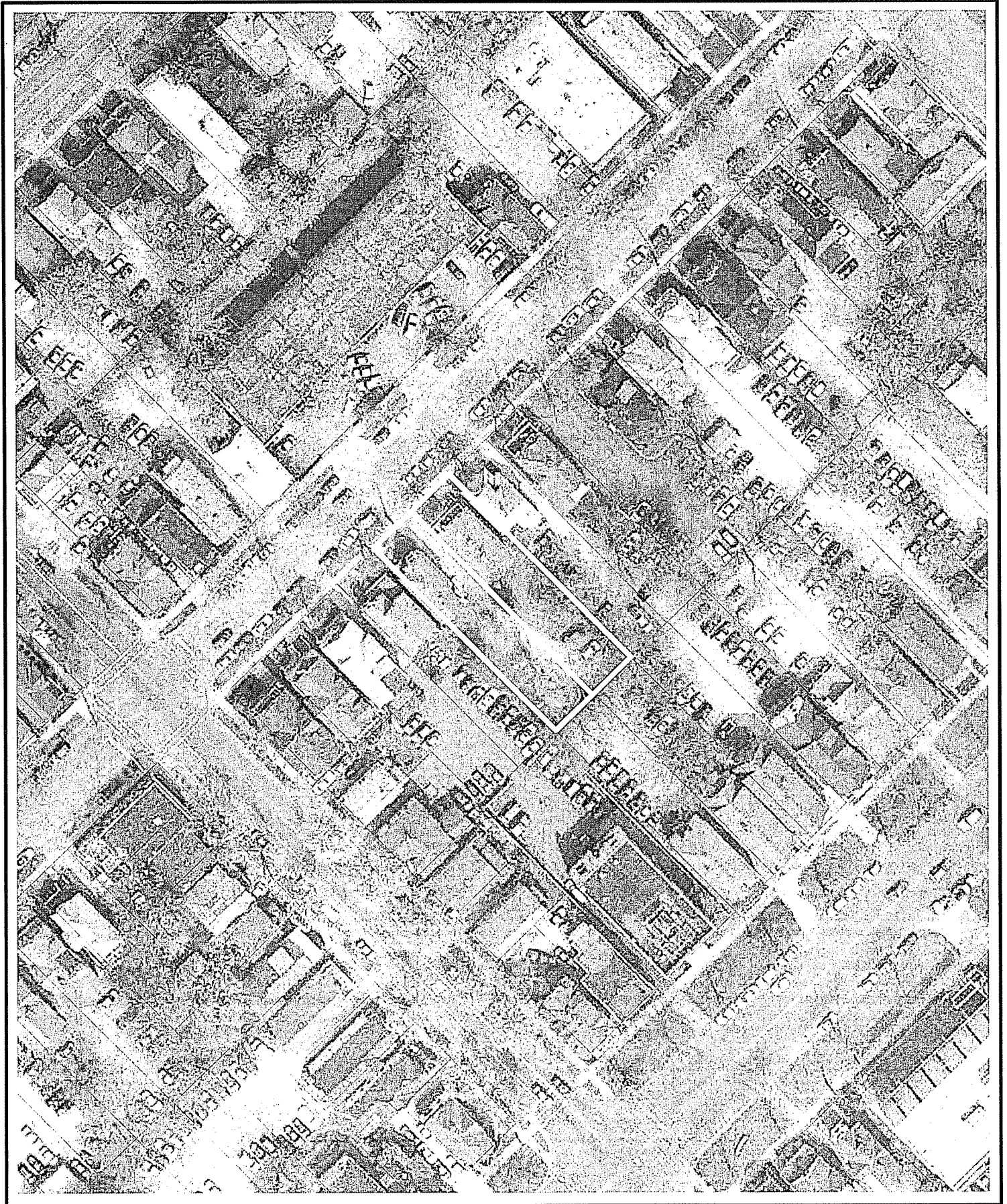
For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



437-443 West Mifflin Street

0 100 Feet

Date of Aerial Photography - April 2003



COPY

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.
- 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 zoning application packages should be filed directly with the Zoning Administrator's desk.
- Application effective February 18, 2005

FOR OFFICE USE ONLY:

Amt. Paid _____ Receipt No. _____
 Date Received _____
 Received By _____
 Parcel No. _____
 Aldermanic District _____
 GQ _____
 Zoning District _____
For Complete Submittal
 Application _____ Letter of Intent _____
 IDUP _____ Legal Descript. _____
 Plan Sets _____ Zoning Text _____
 Alder Notification _____ Waiver _____
 Ngrhd. Assn Not. _____ Waiver _____
 Date Sign Issued _____

1. **Project Address:** 437-439 and 441-443 W. Mifflin **Project Area in Acres:** .25

Project Title (if any): West Mifflin Apartments

2. **This is an application for:** (check at least one)

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from _____ to _____

Rezoning from R6 to PUD/PCD-SIP

Rezoning from _____ to PUD/PCD-GDP

Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

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

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Frank Staniszewski Company: MDC
 Street Address: 550 W. Washington City/State: Madison Zip: 53703
 Telephone: (608) 256-2799 x 12 Fax: (608) 256-1560 Email: fstan@mdcorp.org

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

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: 441 W. Mifflin will be replaced with a two unit building. In the rear yard of 437-443 W. Mifflin a 4 unit building will cover the current yard and parking lot.
The two unit building will have 2 3-bedrooms and the 4 unit building will have 2 4-bedrooms and 2 2-bedrooms.

Development Schedule: Commencement April 2006 Completion August 2006

CONTINUE →

5. Required Submittals:

Site 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:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: 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.

Filing Fee: \$ 1200 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either 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 who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications for Zoning Map Amendments shall be in accordance with all adopted City of Madison land use plans:

→ The site is located within the limits of Project Plan for TIF District #28 Plan, which recommends:
designates these properties as "under utilized/blighted" _____ for this property.

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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:
Ald Mike Verveer: 11/22/2005 Bassett and Capitol Neighborhoods, 12/5/2005

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 Counter and Planning Unit staff; note staff persons and date.

Planner B. Murphy & B Fruhling Date 11/11/05 | Zoning Staff Kathy Voeck Date 11/11/05

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Frank Staniszewski, Pres. MDC Date 12/28/2005

Signature *Frank Staniszewski, PRES.* Relation to Property Owner Corporate Officer

Authorizing Signature of Property Owner *Frank Staniszewski, PRES. MDC.* Date 12/28/05



Demolition report on 441-443 W. Mifflin

Building	Repair/ remodel needed	Estimated Cost	
441-443 W. Mifflin St.	2 New Bathroom completely redone -new plumbing, tub, sink, exhaust	\$10000	
	All new windows	\$8000	
	New Siding	\$20000	
	Entirely new kitchen for both units - new appliances, cabinets, plumbing, electrical	\$15000	
	New High Efficiency Furnace System/AC	\$12000	
	New Water Heater	\$1000	
	New Roof -including soffit and fascia	\$10000	
	All new Doors	\$3000	
	All New Flooring	\$8000	
	Redo plaster and Paint	\$4000	
	Update Electrical Service	\$8000	
	1/2 of paving for rear lot	\$10000	
	Fire protection and ADA accessibility New units would have sprinklers, elevator and units designed for people with disabilities.	????	
	Additional costs of repairing structural damage caused by Fire	\$10,000	
	Total Rehab of 441-443 W. Mifflin	\$119,000 *	
	*does not include costs for fire protection or accessibility		

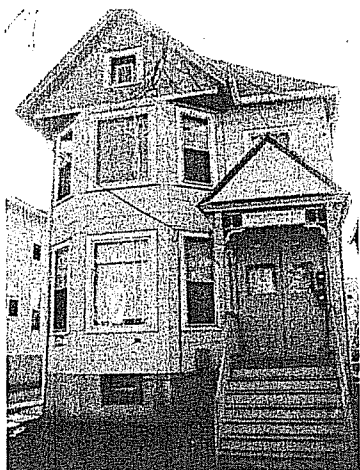


Madison Environmental Group, Inc.
25 North Pinckney
P.O. Box 1607
Madison, WI 53703
608.280.0800 phone
608.280.8108 fax
meg@madisonenvironmental.com

Recycling and Reuse Marketing Plan

April 12, 2005

Project: Deconstruction and Renovation Recycling and Reuse Plan
Client: Madison Development Corporation
Location: 441/443 W. Mifflin Street
Project Manager: Rebecca Thorman, Madison Environmental Group, Inc.



This house located at 441, 443 W. Mifflin St., has been a low income residential space.

Background and Purpose

This plan addresses recycling and reuse for the deconstruction stage of the Madison Development Corporation project. Madison Environmental Group was hired to develop this recycling and reuse plan and we anticipate that we will also act as the project manager; however this scope of work is not yet confirmed. We conducted site visits on April 7 and April 8, 2005 to the property located at 441/443 W. Mifflin St. The purpose of the site visit was to assess the reuse and recycling potential for building materials, systems, equipment, furniture and fixtures. A 2 ½ story 4 unit apartment building and a 2 ½ story 2 unit apartment building is planned for this location. Six of the eight units will be considered affordable.

The following pages contain a description of materials we identified as suitable for reuse and recycling, the marketing approach timeline, and potential markets. An inventory for each house will be available upon request; along with a sampling of photographs of the building's contents.

Materials Suitable for Reuse and Recycling

This section defines each category relevant to the deconstruction reuse and recycle plan. Included in many of the categories below are brief descriptions of the architectural elements of the five houses, including doors, stair railings, and trim. Through reuse, unpainted and potentially unpainted architectural elements have the opportunity to be preserved.

Deconstruction Recycling and Reuse Marketing Approach

Following is a timeline and an outline of identified markets and potential reuse and recycling activities to be coordinated by the recycling manager for 437/439 and 441/443 W. Mifflin St.

Timeline

The following are general guidelines for sequencing the events described in this report. The first step will be *Marketing* the reusable materials, followed by *Reuse* activities. *Recycling* will follow reuse activities and will continue throughout the deconstruction process. After reusable materials have been removed from the building, asbestos *Abatement* will take place. Upon completion of these efforts, a complete inventory of reused and recycled materials will be available.

Asbestos sampling will occur prior to reuse activities. While samples are being analyzed, reuse activities will begin. Abatement will occur after reuse activities are complete. Following is the sequence of reuse and recycling steps:

1. *Habitat for Humanity of Dane County ReStore* (hereafter *Habitat ReStore*) identifies materials to be donated by the developer for reuse.
2. The recycling manager markets the remaining materials.
3. The recycling manager holds a public sale for individuals to purchase items left after Step 1.
4. *Habitat ReStore* removes materials identified in Step 1.
5. Asbestos abatement occurs.

Our past experience has shown that building materials and other items can be marketed effectively through *Habitat ReStore*, emails to our list of interested individuals, through local newspaper ads, and through web-based listings such as Madison Stuff Exchange, eSurplus Auction, Business Materials Exchange of Wisconsin, Madison Freecycle, and SustainDane. The recycling manager should include links to a website, where photos and inventories will offer more information.

Markets for Materials Suitable for Reuse and Recycling

Following is a description of markets for each material category relevant to the deconstruction reuse and recycle plan.

Building Materials

Some of the building materials are in good condition and may be suitable for reuse in residential settings. Madison Environmental Group proposes to first partner with *Habitat ReStore*, the most established market for reused building materials in Dane County, to reuse the hardwood floors, which are in excellent condition. *Habitat ReStore*'s trained volunteers would remove the floors and other acceptable materials mentioned in the previous section. Painted materials that might have lead based paint may require testing. If the materials are found to contain lead paint, then by law, the materials cannot be sold or transferred. *Habitat ReStore* has the ability to test materials onsite.

Few of the other materials in this project are likely to be acceptable to *Habitat ReStore*. Thus, after *Habitat ReStore* has removed selected items, the recycling manager would then market

Metal

Madison Environmental Group recommends that metal and metal components be recycled. The general contractor should require the demolition crew to collect metal for recycling during deconstruction. Metal dumpsters can be hauled to a metal salvage company such as *All Metals Recycling, LLC* for processing. At the time of this plan, market price for scrap metal is \$40/ton.

Wood

Wood elements such as doors, cabinetry, and the wood floors that are in excellent condition, are good candidates for reuse and will be among the items marketed to organizations such as *Habitat ReStore* and to individuals. However, if the wood elements are found to contain lead paint, then by law, the materials cannot be sold or transferred. If feasible, the demolition contractor should make efforts to collect dimensional, untreated lumber in containers onsite during deconstruction. The recycling of deconstruction lumber is challenging, but we recommend contacting *Pellitteri Waste Systems* to investigate whether they are able to recycle wood for landscaping mulch.

Clean Concrete, Asphalt and Masonry Materials

The recycling manager will contact local masonry contractors and architects to assess interest in removing masonry and concrete materials prior to deconstruction. Asphalt could potentially be recycled by *Wingra Stone* or other local businesses. Concrete and masonry can also be hauled to *Wingra Stone* for crushing and processing into concrete screening.

Miscellaneous

Reuse of miscellaneous items, such as door hardware or smoke alarms, could be possible. Depending on the items, the recycling manager will market miscellaneous materials using the same combination of approaches described previously: websites, emails, newspaper ads and a public sale.

If reuse opportunities are not available, the hazardous materials in this category, including computer equipment, should be disposed of properly as required by law. For instance, a local vendor, *Cascade Asset Management*, can recycle computer monitors for a charge of \$20 at the time of this report.

Reuse and Recycling Documentation

The recycling manager will quantify the reuse and recycling efforts, documenting the estimated amounts of recycled and reused materials. The recycling manager will also qualitatively document the process through photographs, and will report on market destinations for all recyclable and reusable material.

Sharing Information

Madison Environmental Group, Inc. will be available to answer questions and share information about the project and the deconstruction reuse and recycling plan.

Questions or Suggestions

Rebecca Thorman or Sonya Newenhouse
at (608) 280-0800
or via email at
rebecca.thorman@madisonenvironmental.com

Attachments

An inventory of the building's contents as well as a sampling of photographs will be available upon request.



437 W. MIFFLIN STREET (CITY ASSESSOR PHOTO)

9

LOT AREA 16920 SQUARE FEET (0.25 ACRES)

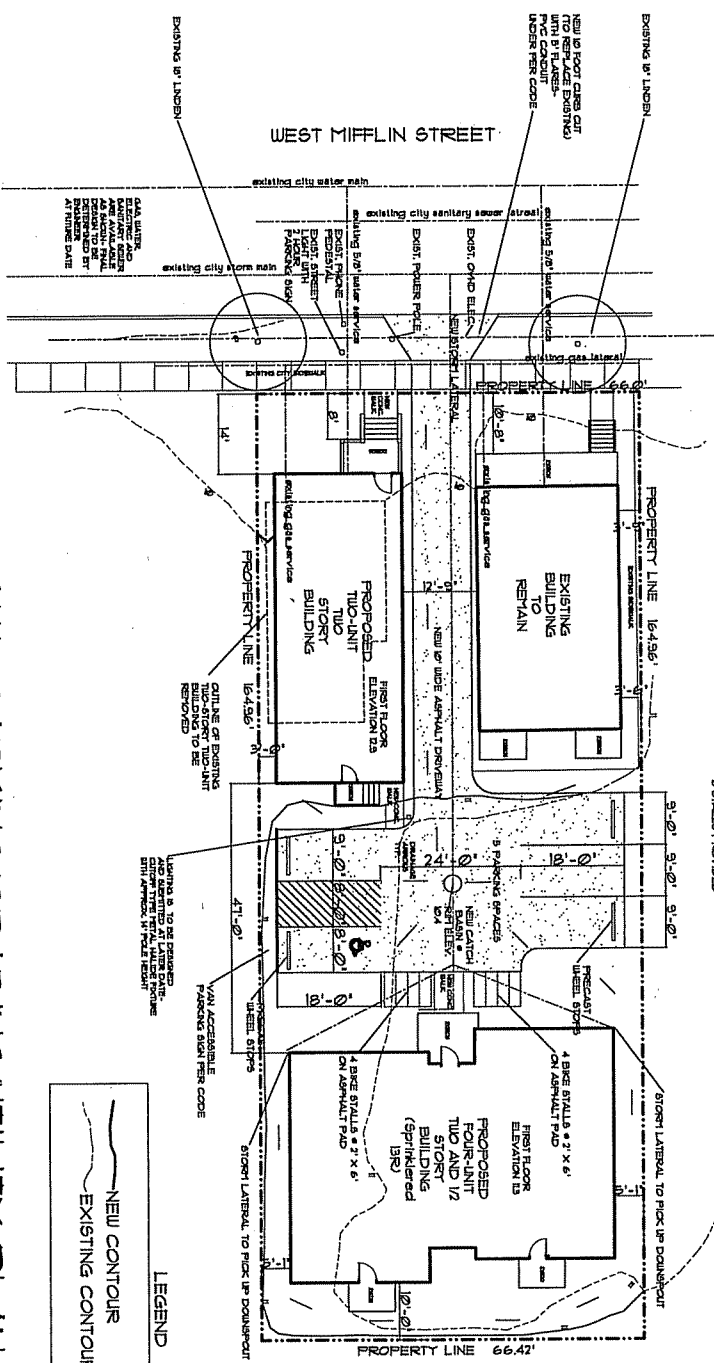
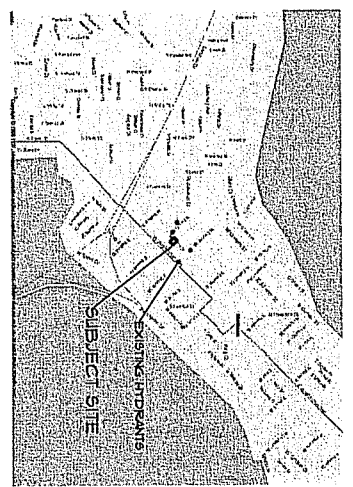
EXISTING FRONT BUILDING	
BUILDING SUBTYPIC	ALL ARE GROSS AREA
FIRST FLOOR RESIDENTIAL SPACE	104 SQ. FT.
SECOND FLOOR RESIDENTIAL SPACE	1028 SQ. FT.
BUILDING TOTALS	2 RESIDENTIAL UNITS
1 TWO BEDROOM UNIT	218 SQ. FT.
1 THREE BEDROOM UNIT	104 SQ. FT.
BASMENT SPACE	

PROPOSED FRONT BUILDING	
BUILDING SUBTYPIC	ALL ARE GROSS AREA
FIRST FLOOR RESIDENTIAL SPACE	188 SQ. FT.
SECOND FLOOR RESIDENTIAL SPACE	188 SQ. FT.
BUILDING TOTALS	2 RESIDENTIAL UNITS
2 THREE BEDROOM UNITS	2316 SQ. FT.
BASMENT SPACE	188 SQ. FT.

PROPOSED REAR BUILDING	
BUILDING SUBTYPIC	ALL ARE GROSS AREA
FIRST FLOOR RESIDENTIAL SPACE	2380 SQ. FT.
SECOND FLOOR AND THIRD LEVEL RESIDENTIAL SPACE	3180 SQ. FT.
BUILDING TOTALS	2 RESIDENTIAL UNITS
1 TWO BEDROOM UNIT	5370 SQ. FT.
1 THREE BEDROOM UNIT	8 SQ. FT.
BASMENT SPACE	

VEHICLE OPEN SPACE
1400 SQ. FT.
TOTAL REQUIRED
1800 SQ. FT. (73 X 10)
PROJECT TOTALS
3 TWO BEDROOM UNITS
3 THREE BEDROOM UNITS
2 HOUR BEDROOM UNITS

PARKING SPACE SUBTYPIC
CAR PARKING
GARAGE SPACES: FIVE (5)
TOTAL GARAGE SPACES: FIVE (5)
REQUIRED SPACES: THIRTEEN (13)
BICYCLE PARKING: 8 STALLS PROVIDED



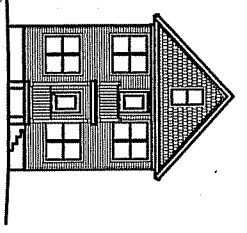
SITE/PARKING/GRADING/UTILITY PLAN
SCALE: 1"=10'

LEGEND

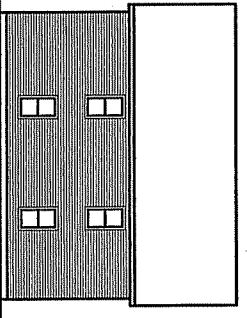
	NEW CONTOUR
	EXISTING CONTOUR

PROPOSED 8- UNIT RESIDENTIAL DEVELOPMENT

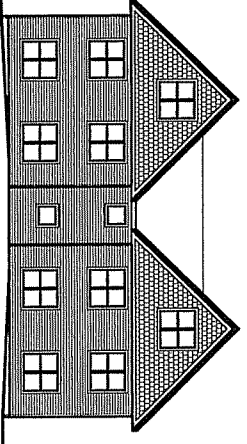
<p>MADISON DEVELOPMENT CORPORATION 151-15 WEST MIFFLIN STREET MADISON, WISCONSIN</p>	<p>glueck architects 118 North First Street, Madison, WI 53703 (608)251-2551</p>	<p>12-23-08</p>
		<p>05/15 OF 3</p>



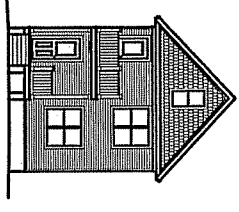
REAR ELEVATION OF REAR BUILDING



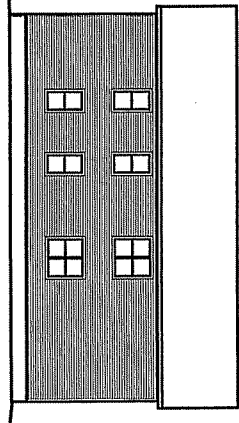
REAR ELEVATION OF REAR BUILDING



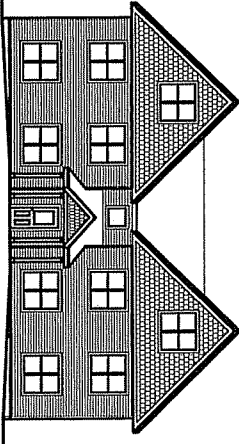
FRONT ELEVATION OF FRONT BUILDING



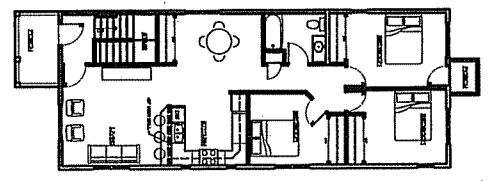
FRONT ELEVATION OF FRONT BUILDING



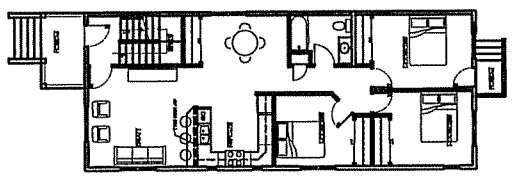
FRONT ELEVATION OF FRONT BUILDING



FRONT ELEVATION OF FRONT BUILDING

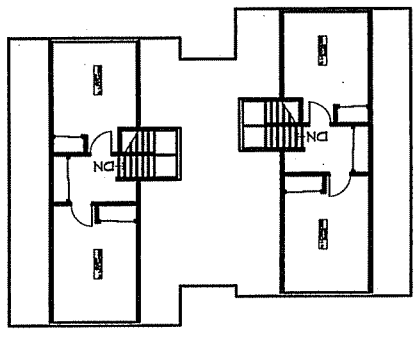


SECOND FLOOR PLAN
SCALE 1" = 8'

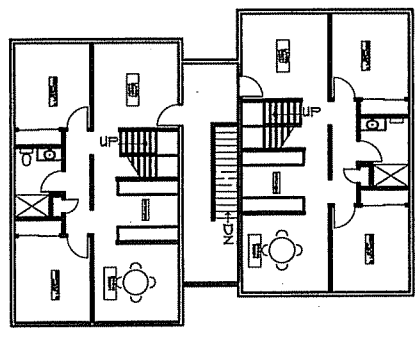


FIRST FLOOR PLAN
SCALE 1" = 8'

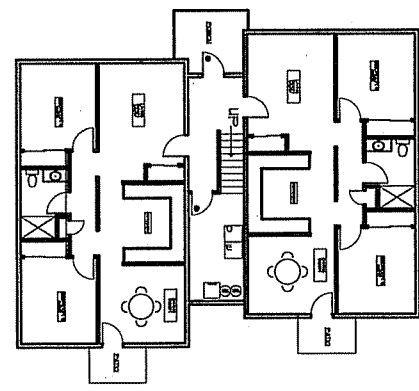
FRONT (STREET) BUILDING



THIRD FLOOR
SCALE 1" = 8'



SECOND FLOOR
SCALE 1" = 8'
REAR BUILDING



FIRST FLOOR
SCALE 1" = 8'

PROPOSED 8- UNIT RESIDENTIAL DEVELOPMENT

2 OF 3	MADISON DEVELOPMENT CORPORATION 431-443 WEST HIGHLAND STREET MADISON, WISCONSIN	glueck architects 110 North Pew Street, Madison, WI 53703 (608)251-2551	12-23-02
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From: DWBruns@aol.com
To: tparks@ciyof madison.com
cc: bbbowwow@yahoo.com; Michael Gay
Subject: West Mifflin st

This is sent to ask that no more large high rise apartments be approved in the W. Mifflin area. These new developments coupled with the following conditions are putting us small time investors out of business:

- 1) The enormous city code upgrade costs....(10's of thousands of dollars)
- 2) The 40% gas and electric price increases
- 3) Property tax rate increases and the overall rents which are down 15-20% versus previous years

Thanks for your consideration

David W.Bruns
Co-author "Everything is Changing" a best selling book on Sales and Marketing
DWBruns@aol.com
608-575-1582