WEST MIFFLIN STREET

Joint Campus Area Committee September 26, 2024

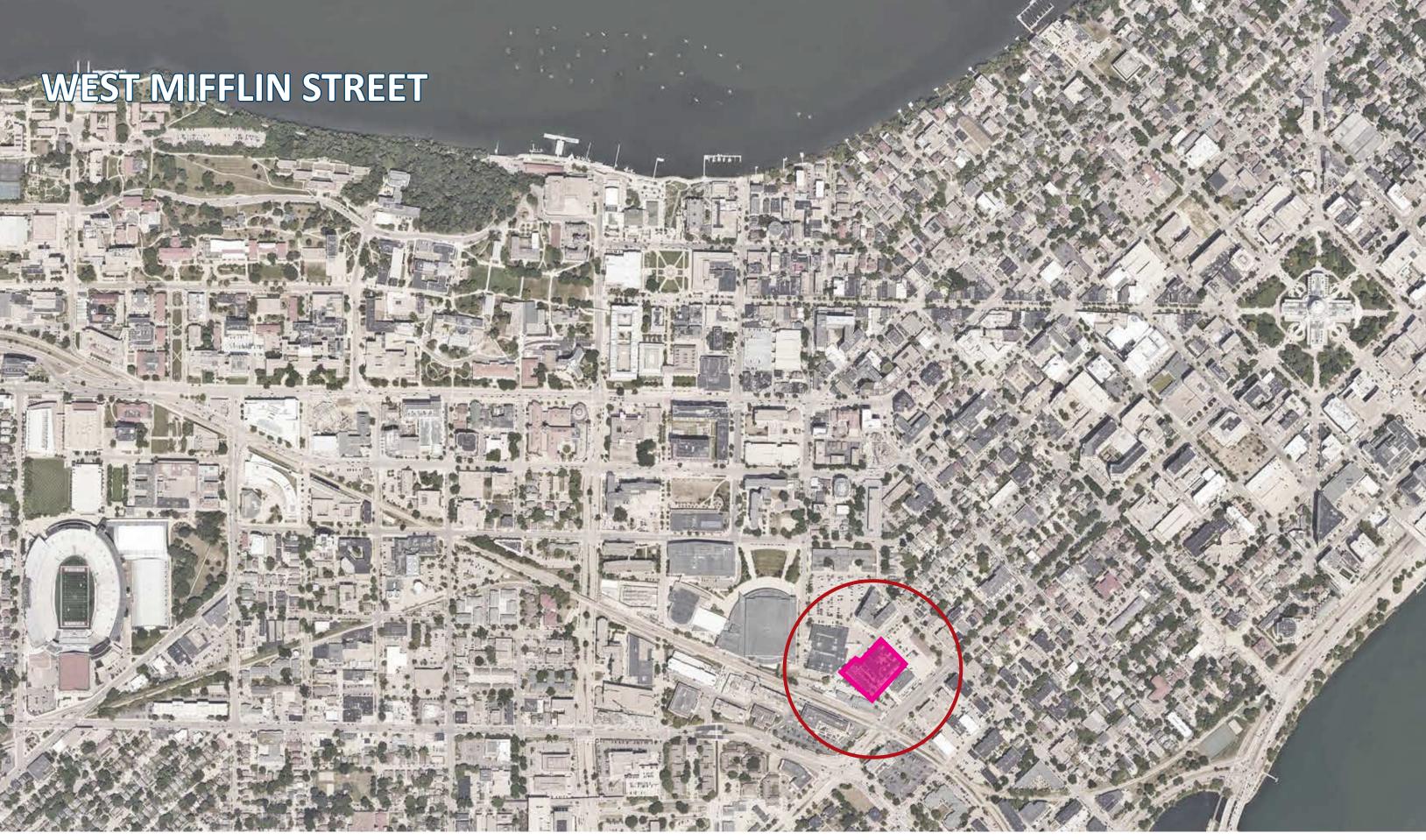
Submitted September 20, 2024

WIEDENBECK DOBELIN



AUD

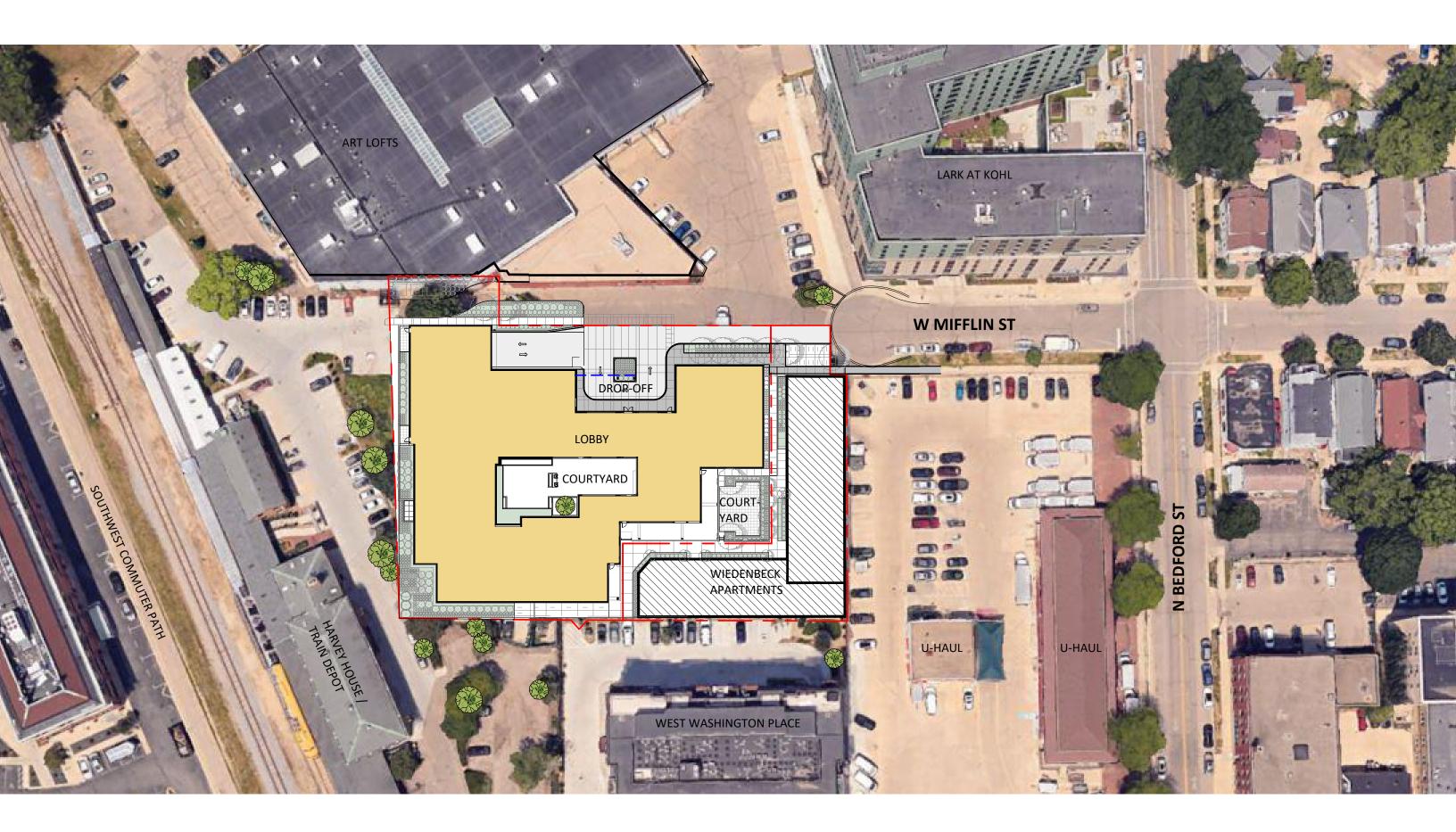






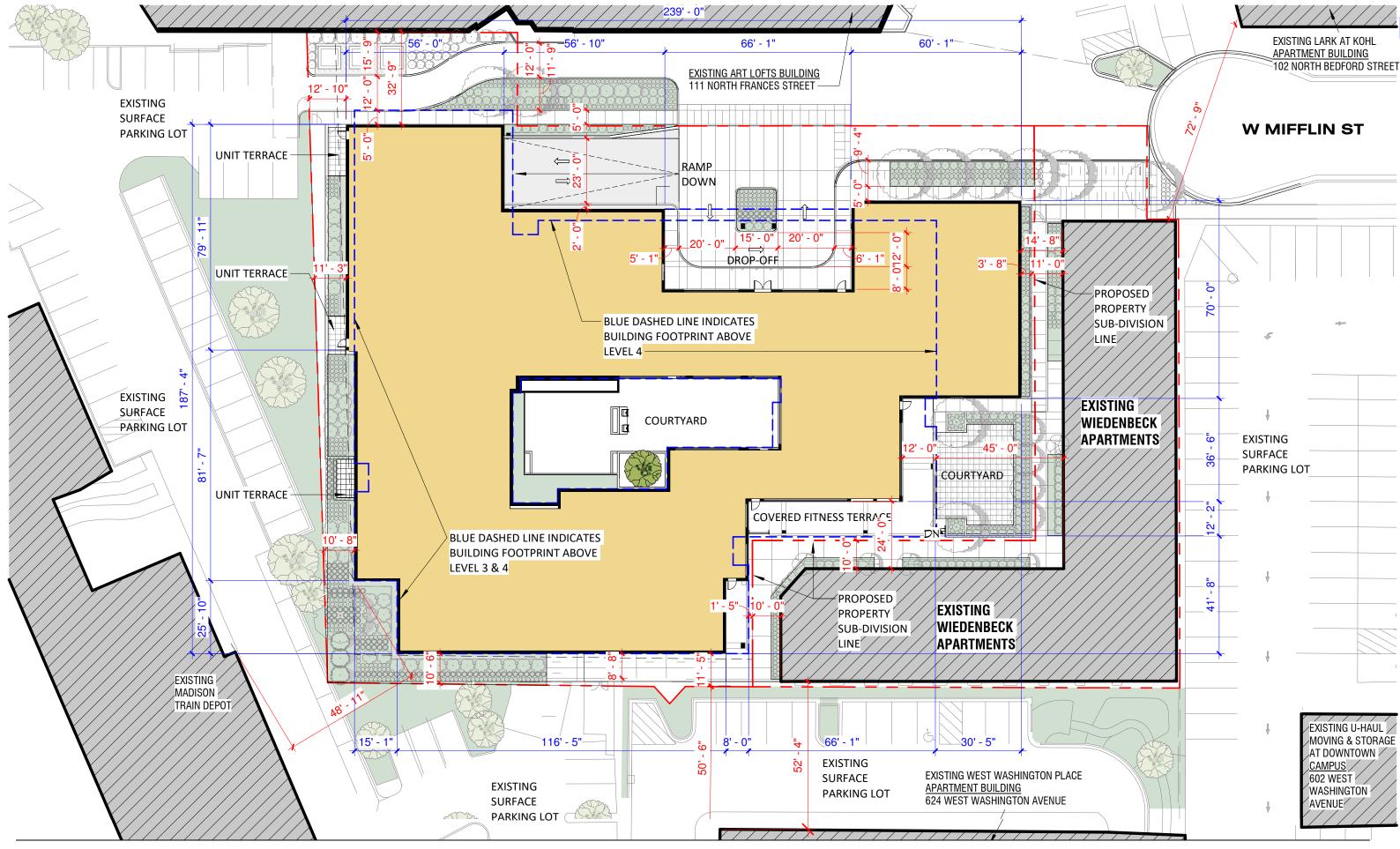
WEST MIFFLIN STREET, MADISON, WI JCAC MEETING 9/26/24

VICINITY MAP





CONTEXT PLAN



TRINITAS ESG DF/ HERITAGE GROUP

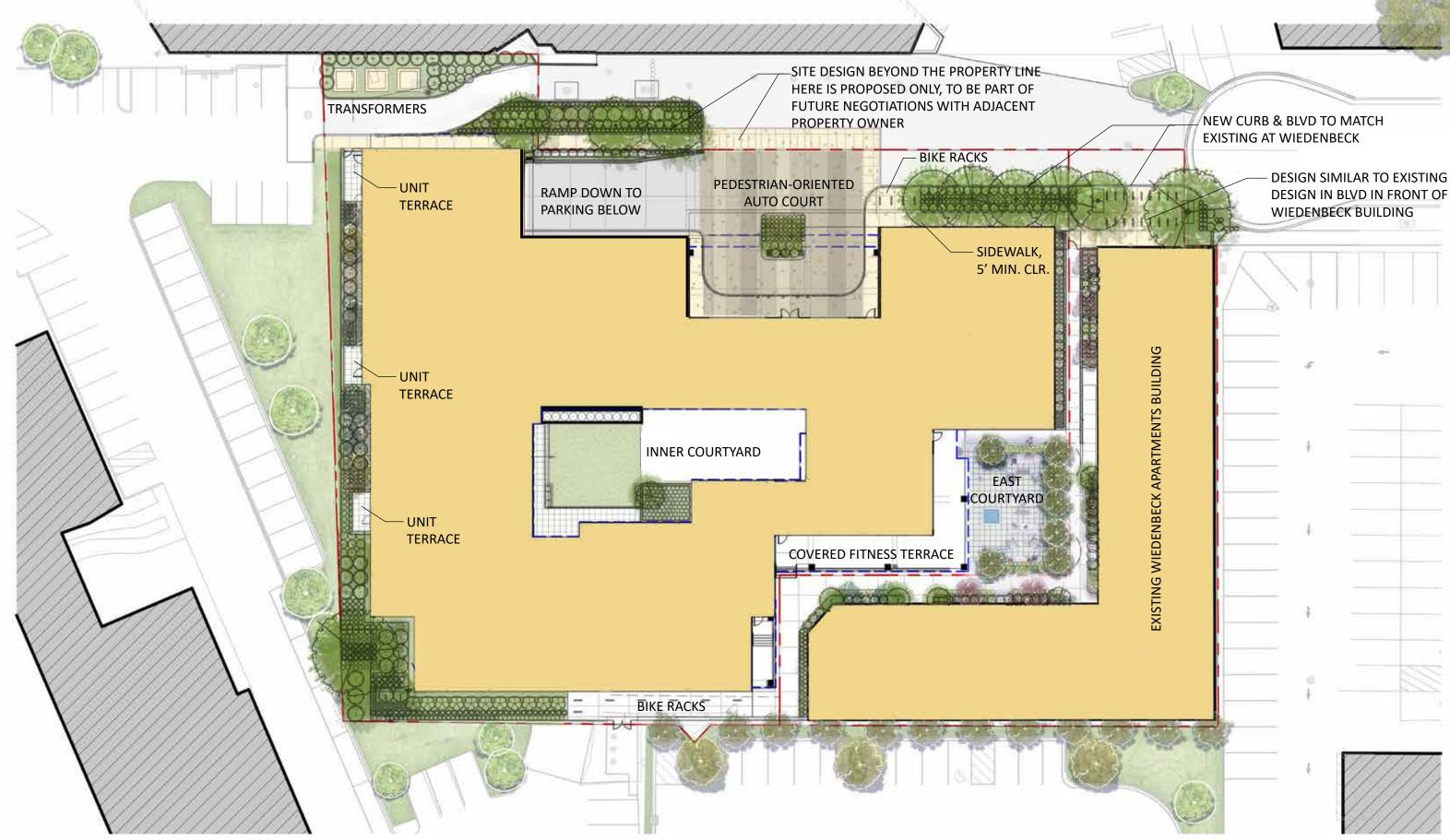
SITE PLAN / PROPERTY LINES



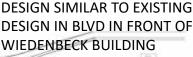


WEST MIFFLIN STREET, MADISON, WI JCAC MEETING 9/26/24

RENDERING







LANDSCAPE SITE PLAN

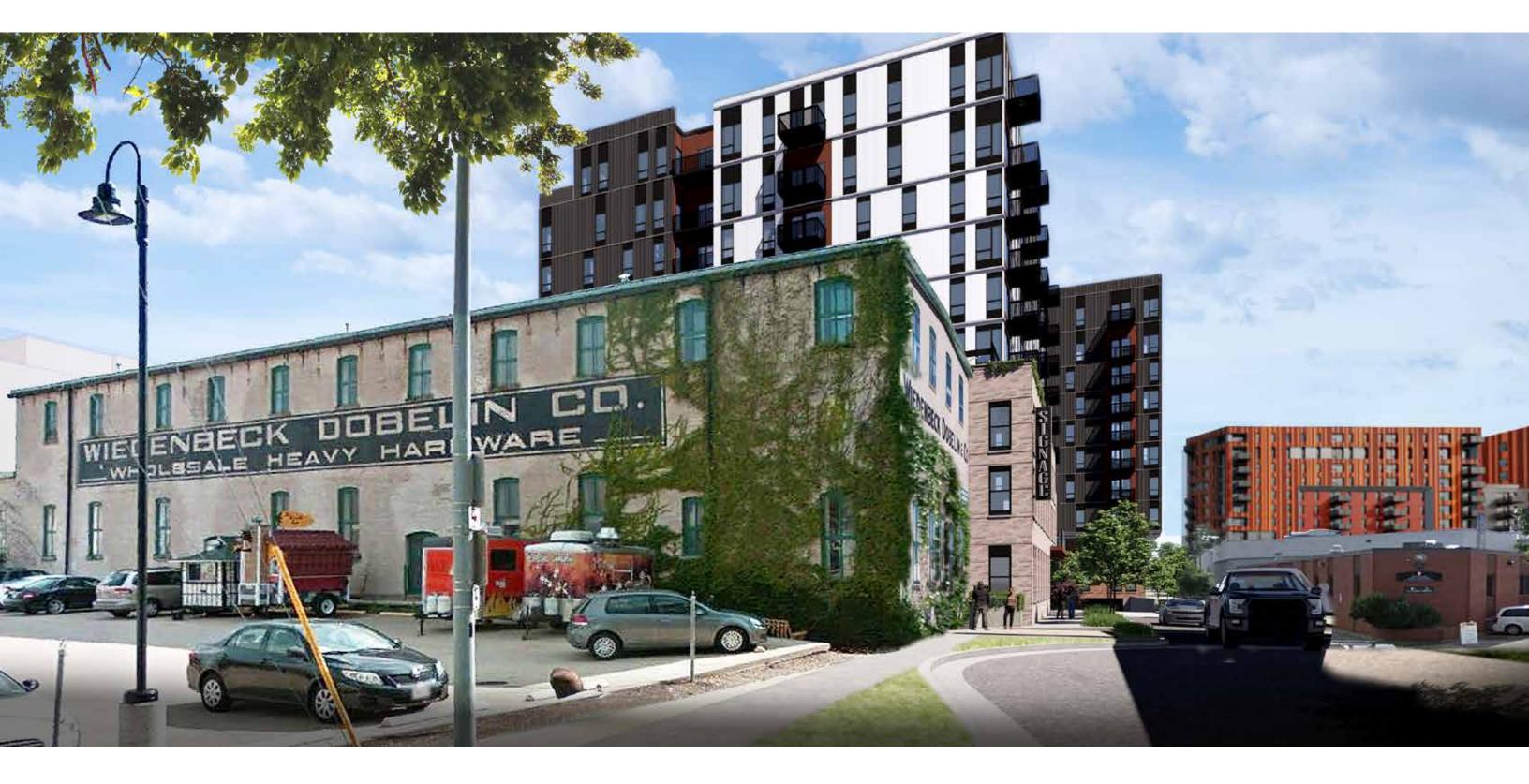
RENDERINGS







GROUND LEVEL VIEW LOOKING SOUTHWEST FROM THE INTERSECTION OF N. BEDFORD ST. AND W. MIFFLIN ST.





WEST MIFFLIN STREET, MADISON, WI

JCAC MEETING 9/26/24

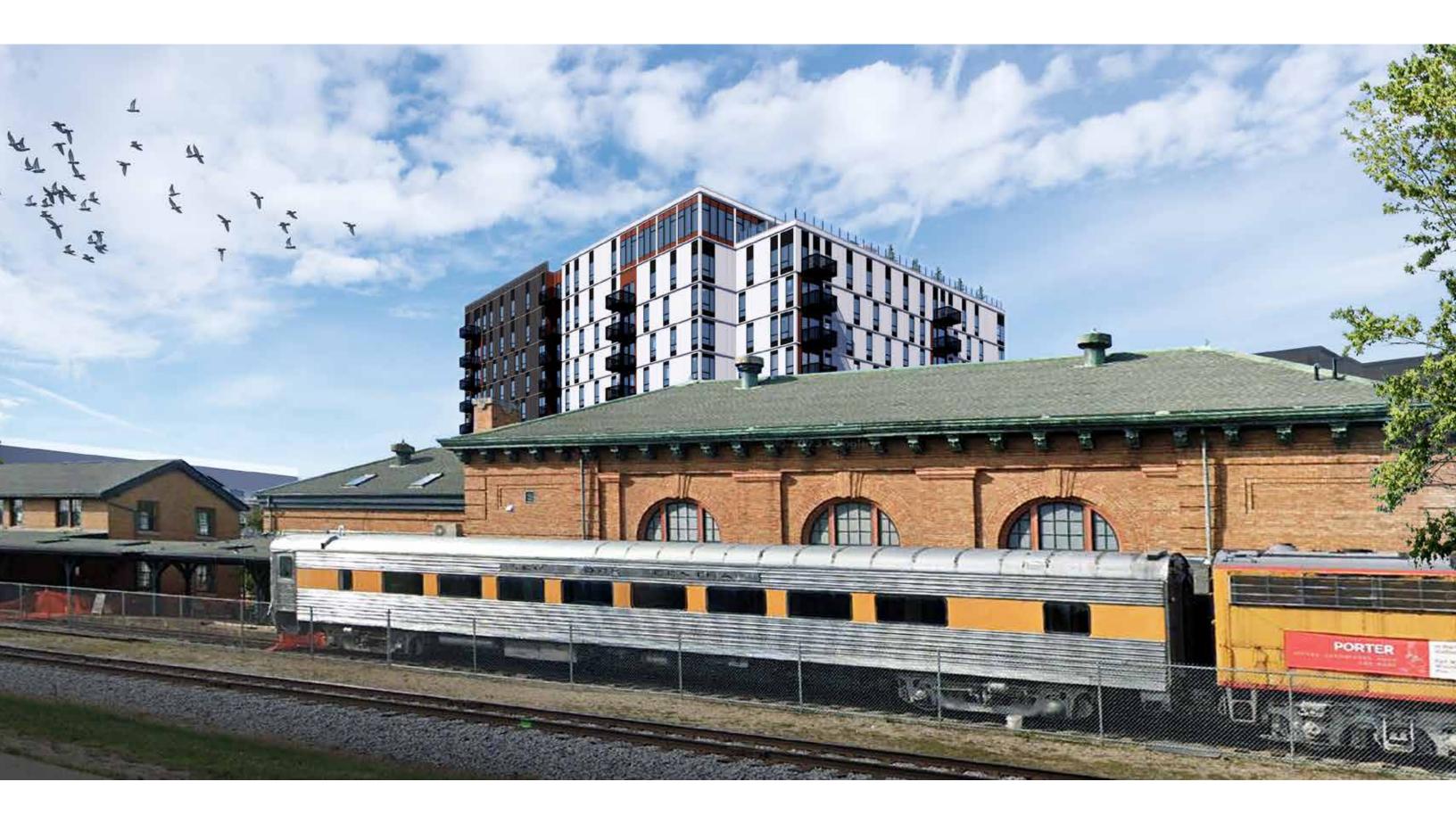
GROUND LEVEL VIEW LOOKING SOUTHWEST FROM TERMINUS OF W. MIFFLIN ST.





WEST MIFFLIN STREET, MADISON, WI JCAC MEETING 9/26/24

GROUND LEVEL VIEW LOOKING WEST FROM THE INTERSECTION OF N. BEDFORD ST. AND W. WASHINGTON AVE.





VIEW FROM SOUTH OVER TRAIN DEPOT





JCAC MEETING 9/26/24 WEST MIFFLIN STREET, MADISON, WI

GROUND LEVEL VIEW LOOKING WEST BETWEEN TRAIN DEPOT AND PROPOSED BUILDING





WEST ELEVATION OF BUILDING



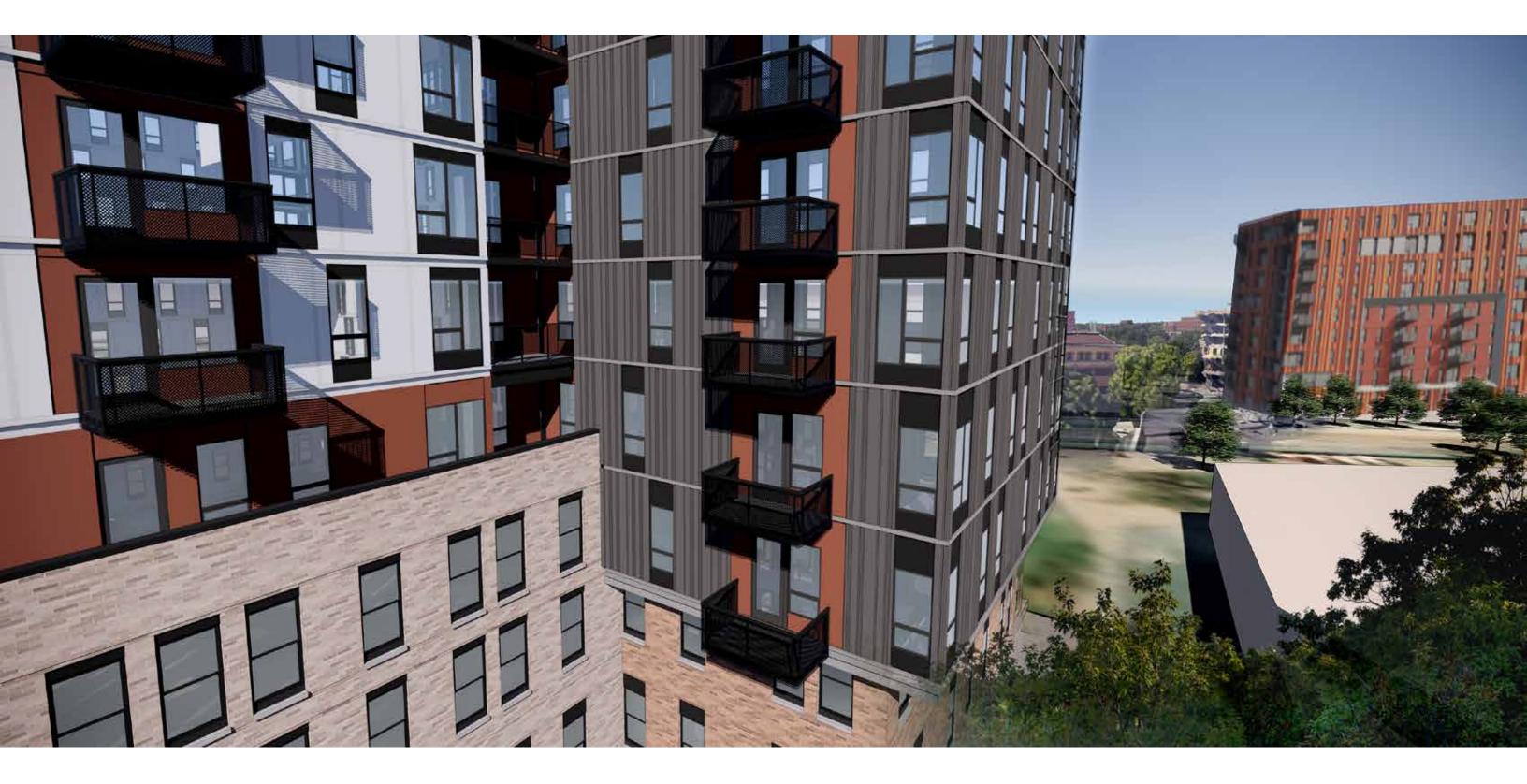


GROUND LEVEL VIEW LOOKING SOUTH TOWARD W. WASHINGTON AVE. BETWEEN THE MADISON TRAIN DEPOT AND PROPOSED BUILDING





WEST MIFFLIN STREET, MADISON, WI JCAC MEETING 9/26/24





WEST MIFFLIN STREET, MADISON, WI JCAC MEETING 9/26/24





GROUND LEVEL VIEW LOOKING SOUTH FROM THE NORTHWEST CORNER OF LARK AT KOHL





WEST MIFFLIN STREET, MADISON, WI JCAC MEETING 9/26/24

GROUND LEVEL VIEW LOOKING SOUTH FROM THE SOUTHWEST CORNER OF LARK AT KOHL

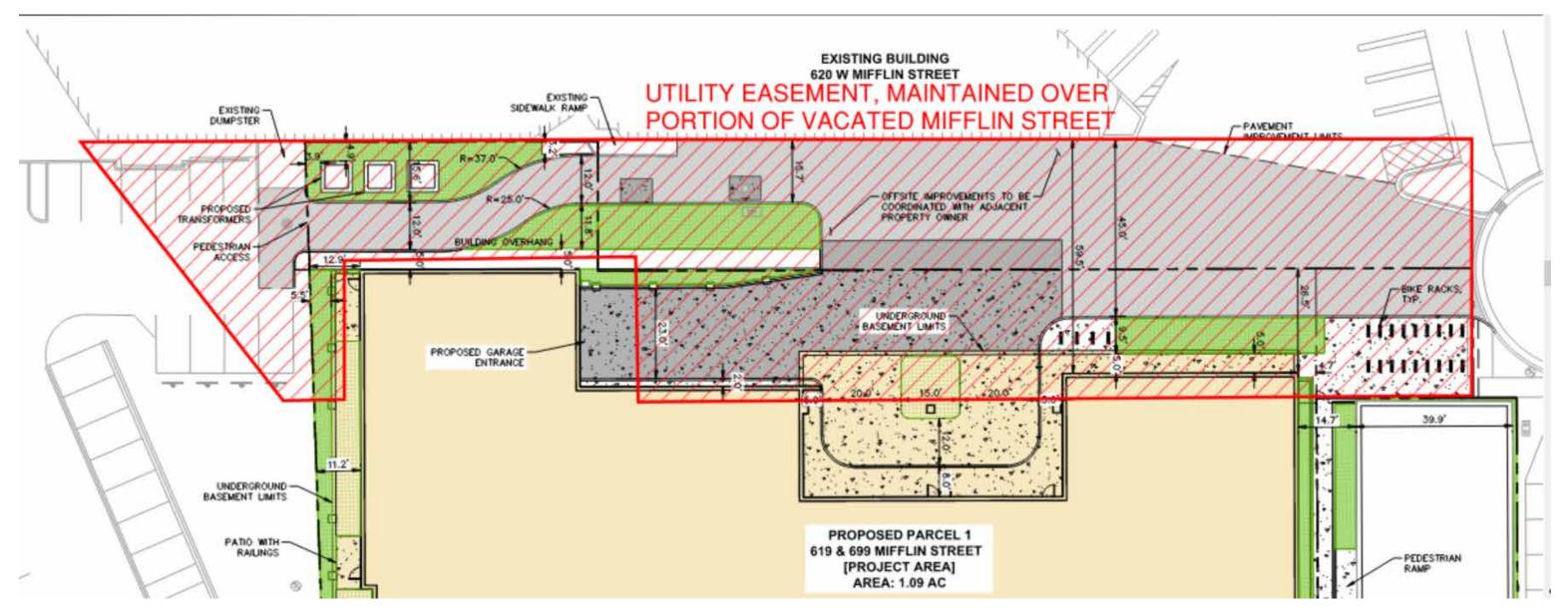
SUMMARY OF EASEMENTS



WEST MIFFLIN STREET, MADISON, WI JCAC MEETING 9/26/24

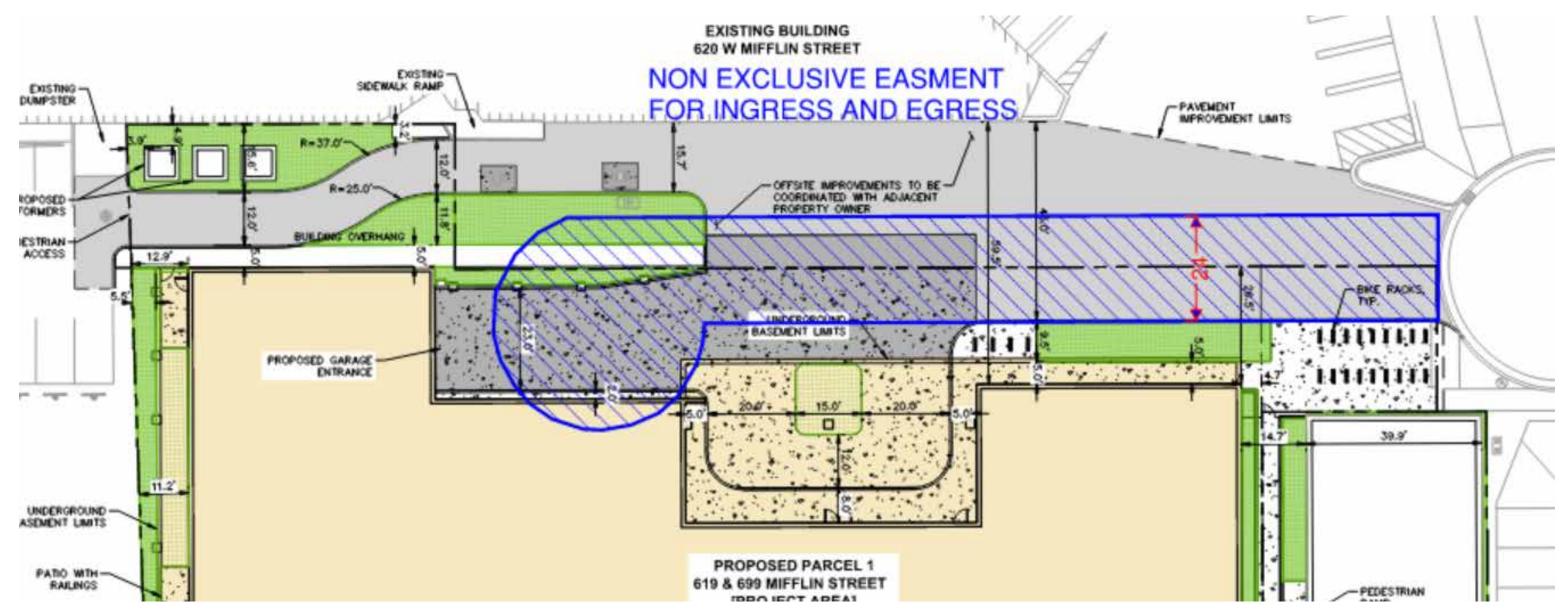


Extents of Current Utility Easements in the Vacated Mifflin Street Corridor



- The limits have been modified once (for the construction of 699)
- Will need to be modified again for the redevelopment (the north face of our building and garage encroaches).

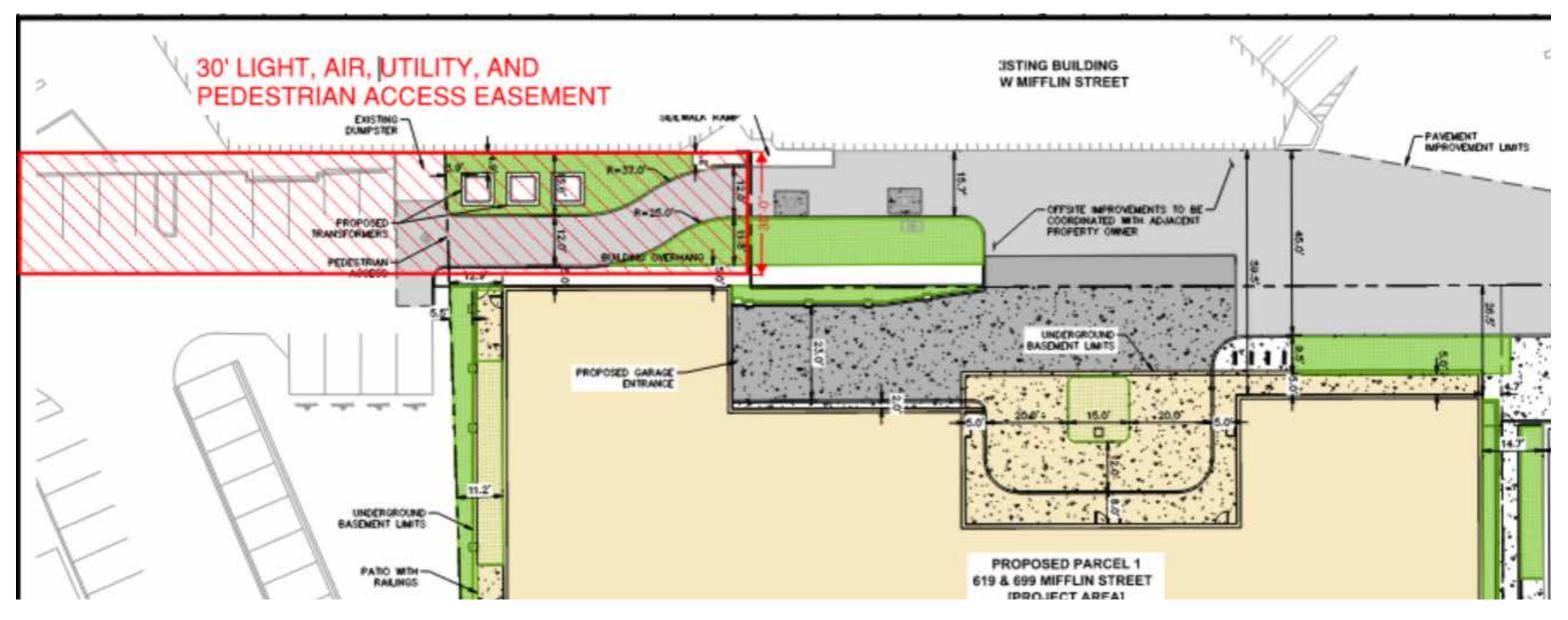
Shared Ingress and Egress Easement



- The limits will need to be modified for the new drive alignment



Light, Air, Ped, and Utility Easement



- Not proposed to be modified
- Intended as an "alley way" to maintain separation between buildings
- Allowing for appropriate light and air for window openings, as well as the maintenance of existing utilities and the buildings themselves

WEST MIFFLIN STREET

SITE DESIGN

Solving existing brownfield site with remediation

87 Walk score, 99 Bike score and 60 Transit score with the bus stop and Southwest Commuter Path access on the south side of the site on W. Washington Ave

Providing secure bicycle storage for 341 bicycles

ENERGY

Approximately 50kW solar photovoltaic array on the roof to power amenity areas Water source heat pumps with programmable thermostats High-efficiency boilers

Electric vehicle charging stations

WATER CONSERVATION

Native/ adaptive planting with water sense irrigation controller to reduce exterior water use

Target of a 20-30% indoor water use reduction using low flow shower heads, faucets and toilets

MATERIALS

Low-VOC materials, paints and coatings to improve the interior environmental air quality

High-efficiency windows

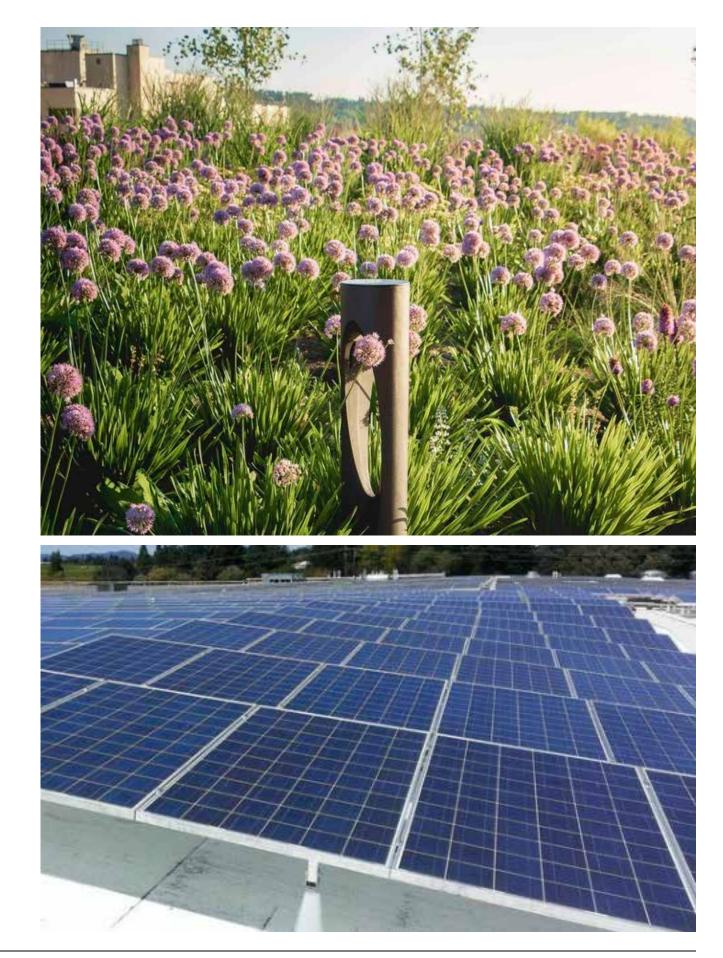
Light colored TPO roof membrate to mitigate the heat island effect

CONSTRUCTION

Non-smoking building during construction

Just-in-time deliveries to reduce unnessary trucking and materials stored on site





WEST MIFFLIN STREET, MADISON, WI JCAC MEET

JCAC MEETING 9/26/24

SUSTAINABLE DESIGN CONCEPTS

THANK YOU

ABB

ADD

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DENBECK DOBELIN



SUPPLEMENTARY CONTENT

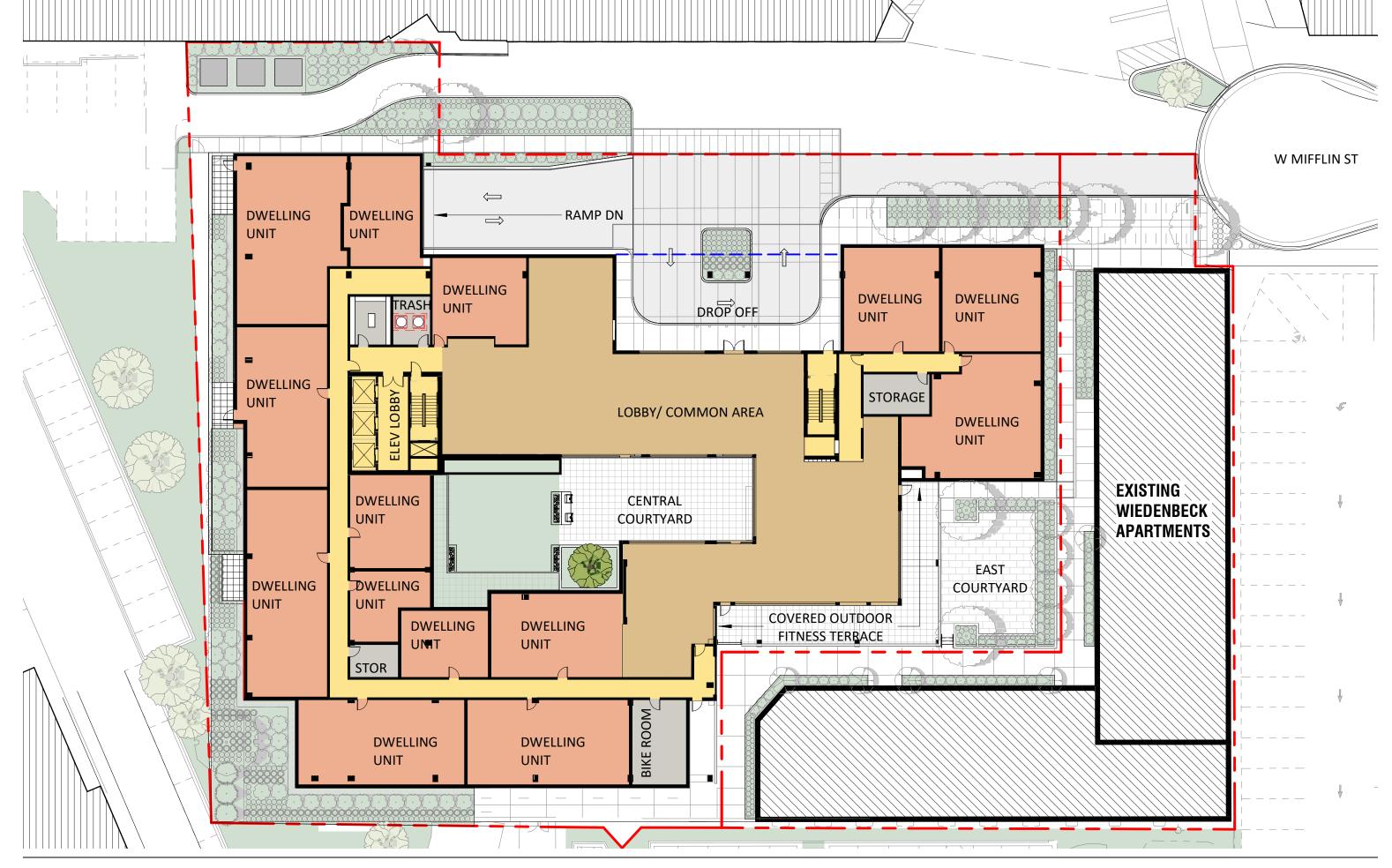


WEST MIFFLIN STREET, MADISON, WI JCAC MEETING 9/26/24

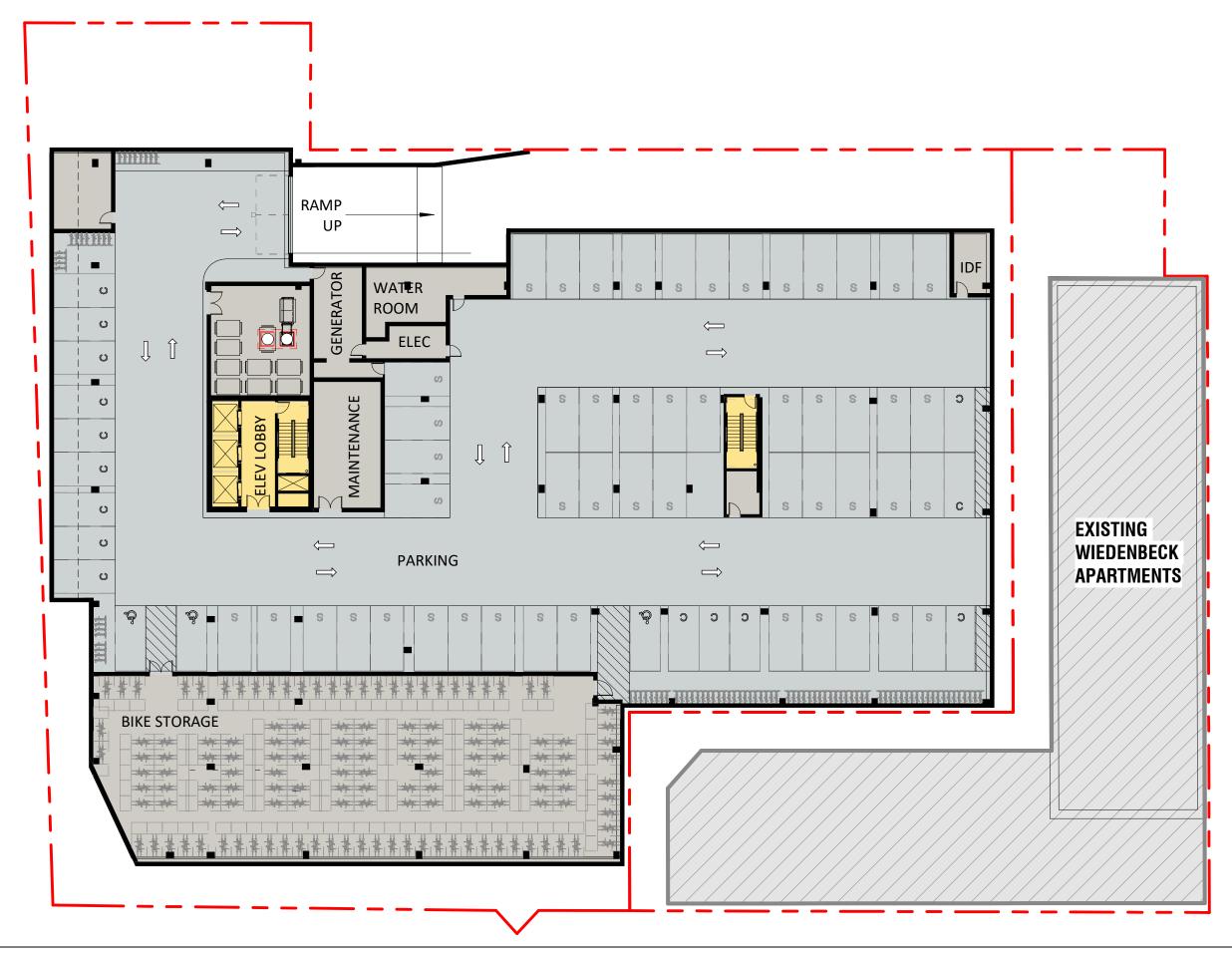


FLOOR PLANS





LEVEL 1 PLAN

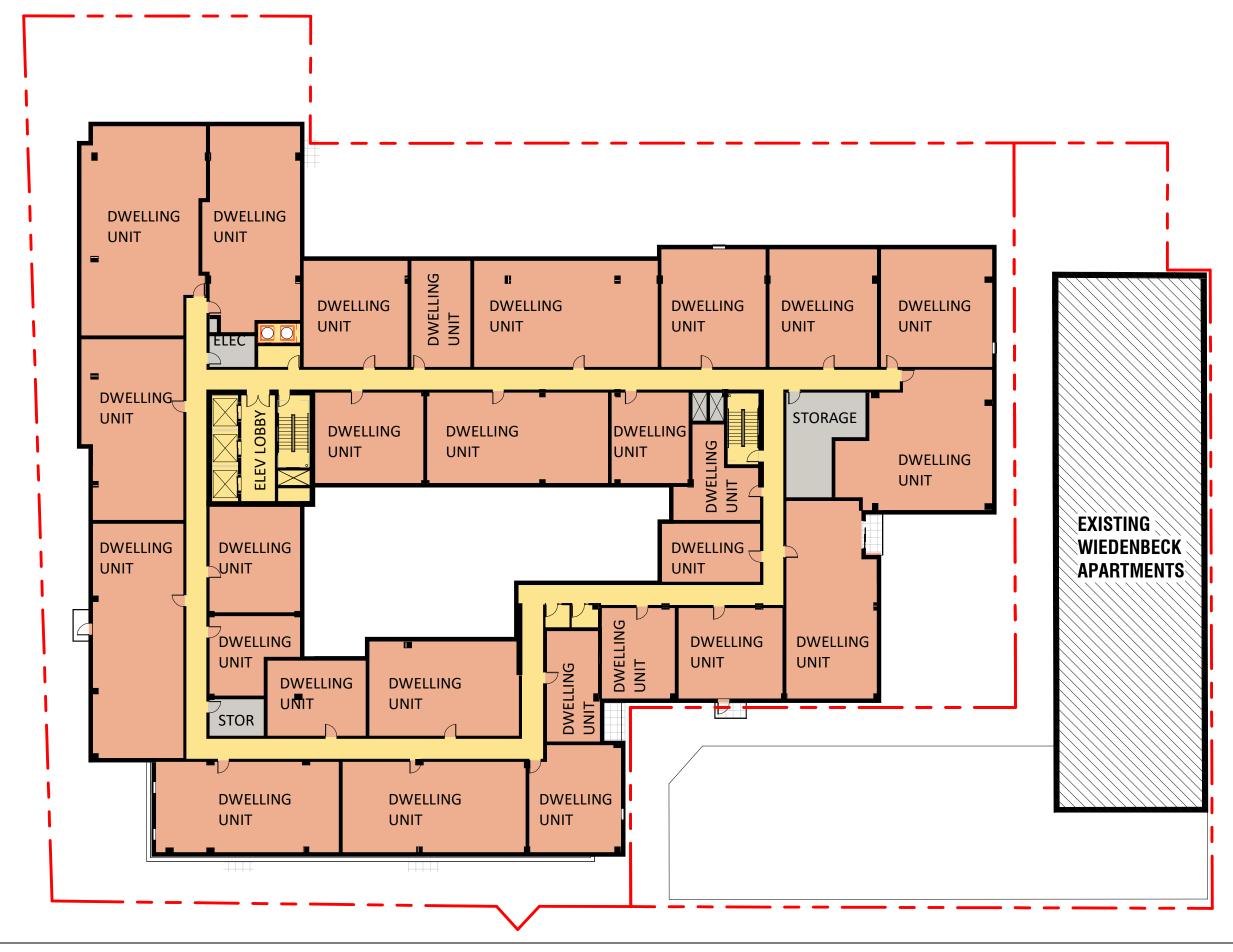


LEVEL P1 PLAN

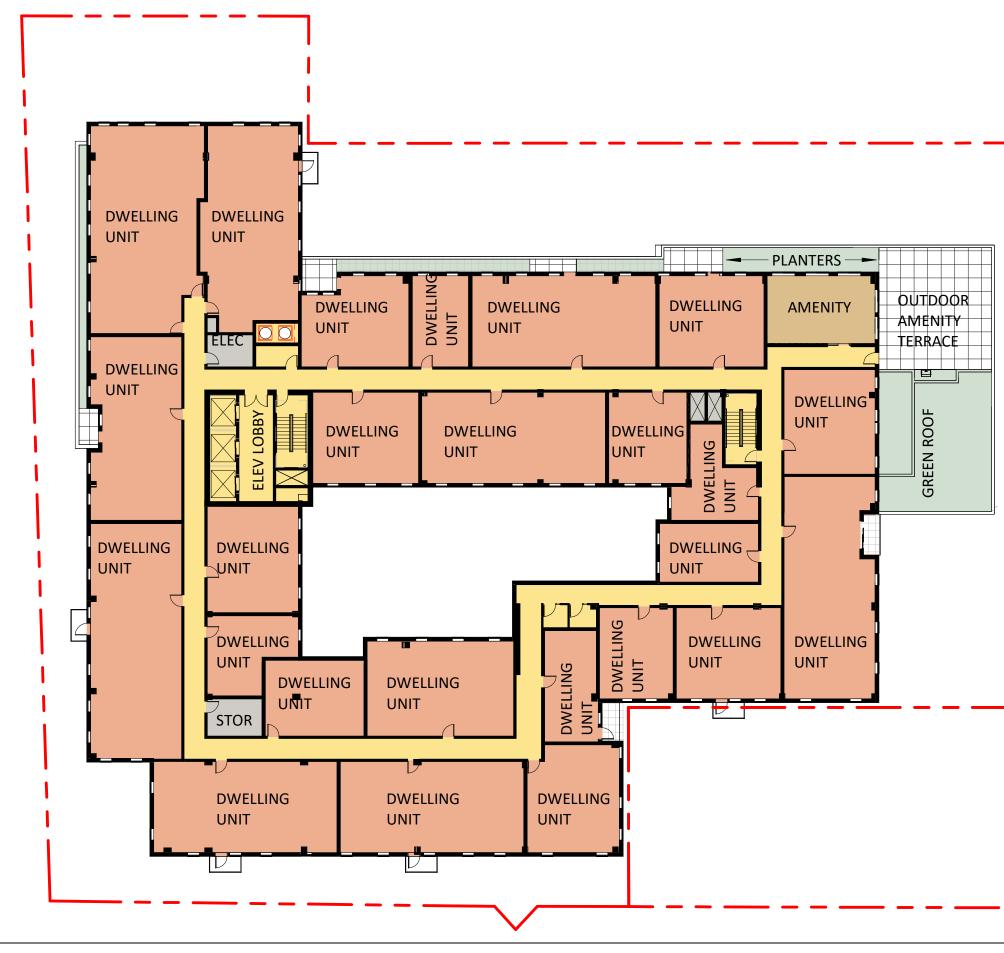


EXISTING WIEDENBECK APARTMENTS

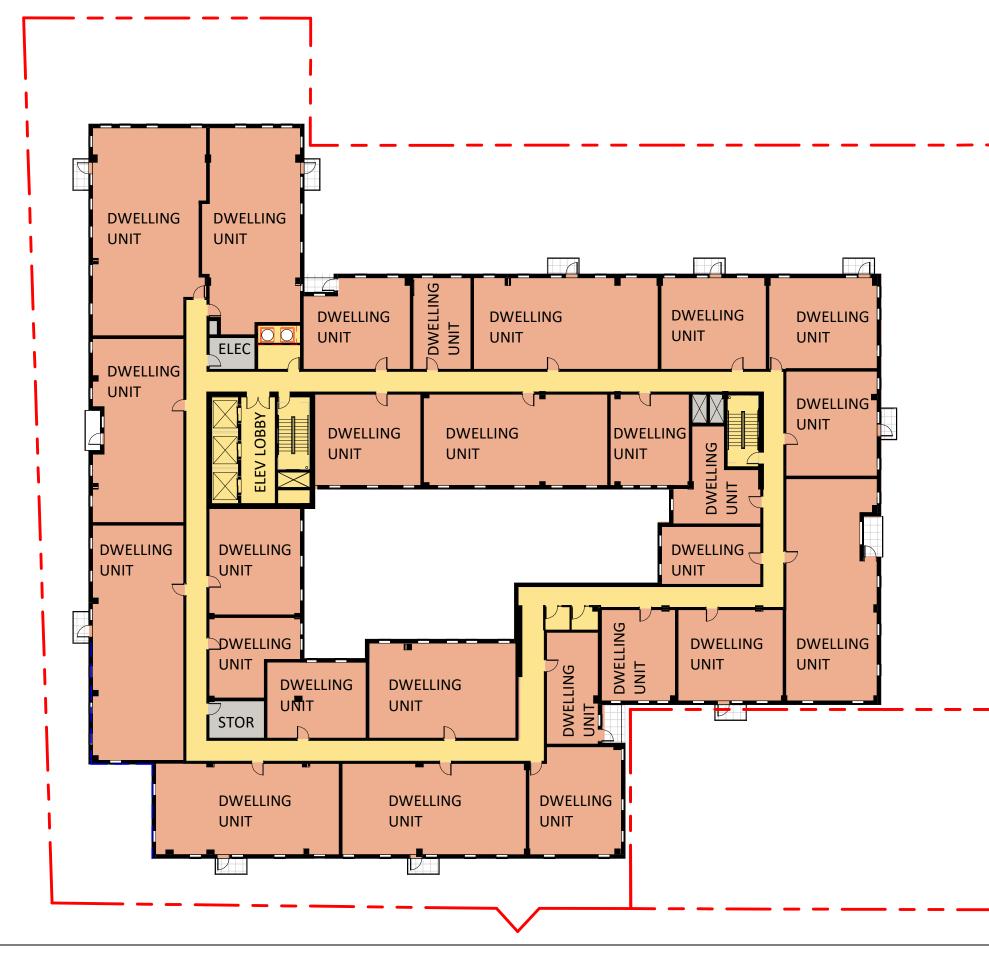
LEVEL 2 PLAN



LEVEL 3 PLAN



LEVEL 4 PLAN

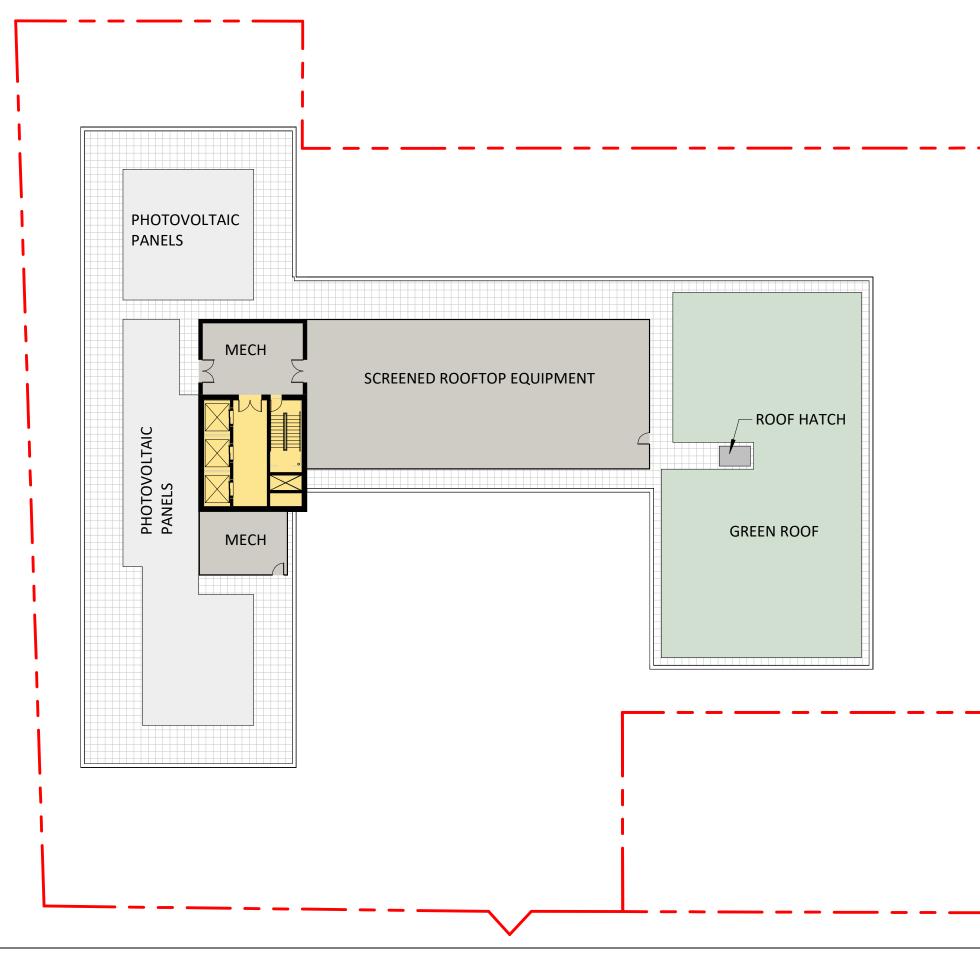


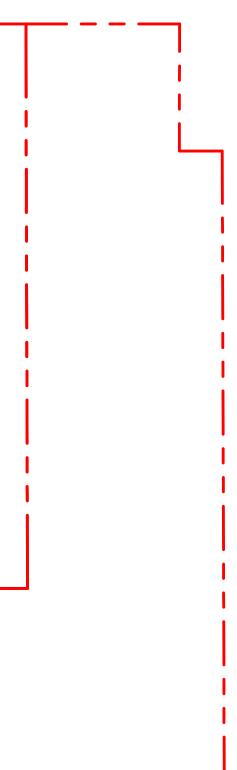


LEVEL 5-9 PLAN



LEVEL 10 PLAN

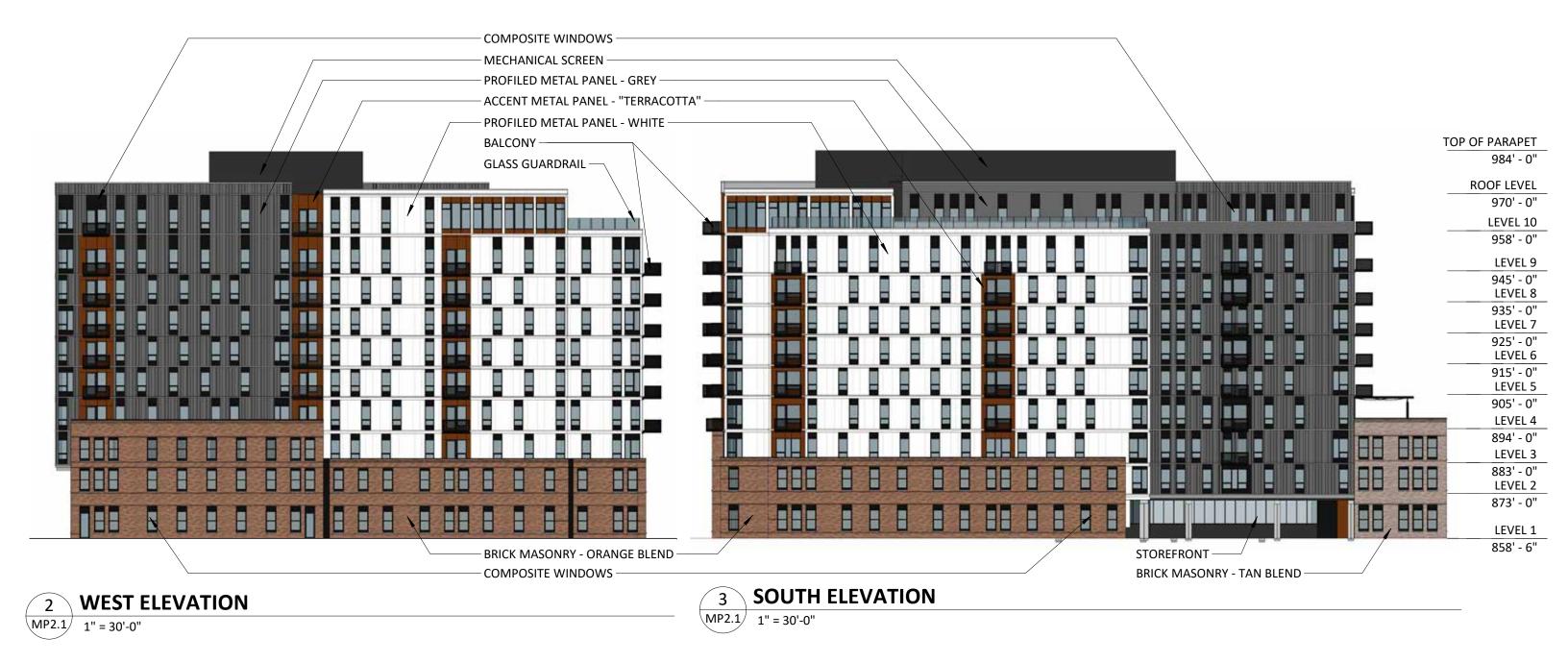




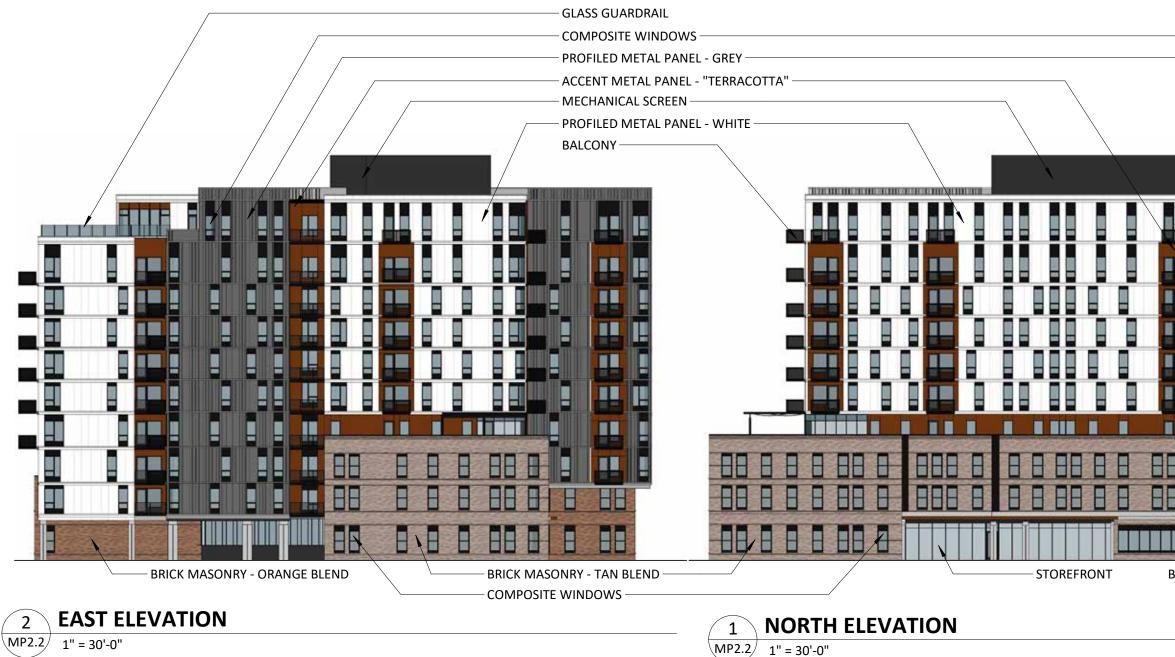
ELEVATIONS & MATERIALS



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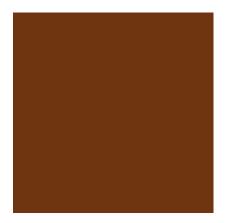




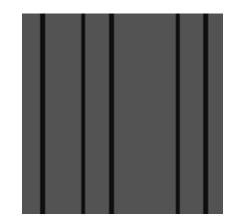


	TOP OF PARAPET
	984' - 0"
	ROOF LEVEL
	970' - 0"
	LEVEL 10
	958' - 0"
	LEVEL 9
	945' - 0"
	LEVEL 8
	935' - 0"
	LEVEL 7
	925' - 0"
	LEVEL 6
	915' - 0"
	LEVEL 5
	905' - 0"
	LEVEL 4
	894' - 0"
	LEVEL 3
inin 2 n 2 n in 2 n 255 n in state a state in 1	883' - 0"
	LEVEL 2
	873' - 0"
	LEVEL 1
BRICK MASONRY - ORANGE BLEND ————/	858' - 6"

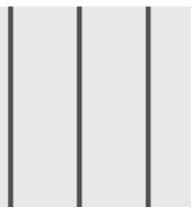
SUMMARY OF MATERIALS



ACCENT METAL PANEL -"TERRACOTTA"



PROFILED METAL PANEL - GREY



PROFILED METAL PANEL -WHITE



BRICK MASONRY - ORANGE BLEND



BRICK MASONRY - TAN BLEND











TRINITAS ESG DF/ HERITAGE GROUP

BLACK MESH BALCONY RAILING



HISTORIC CONTEXT



WEST MIFFLIN STREET, MADISON, WI JCAC MEETING 9/26/24

WEST MIFFLIN STREET

PROJECT SUMMARY:

619 West Mifflin Site Boundary Local Landmarks vs Historic Districts Secretary of the Interior's Standards Urban Infill





HISTORIC SUMMARY

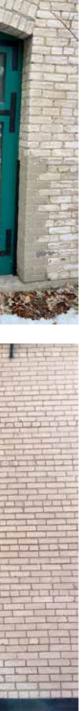


TRINITAS **ESG DF/** HERITAGE GROUP

COMPARABLE HISTORIC RESOURCE: WIEDENBECK BUILDING

WEST MIFFLIN STREET, MADISON, WI

JCAC MEETING 9/26/24









WEST MIFFLIN STREET, MADISON, WI

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COMPARABLE HISTORIC RESOURCE: HARVEY HOUSE



DESIGN REVISIONS & EVOLUTION



WEST MIFFLIN STREET, MADISON, WI JCAC MEETING 9/26/24





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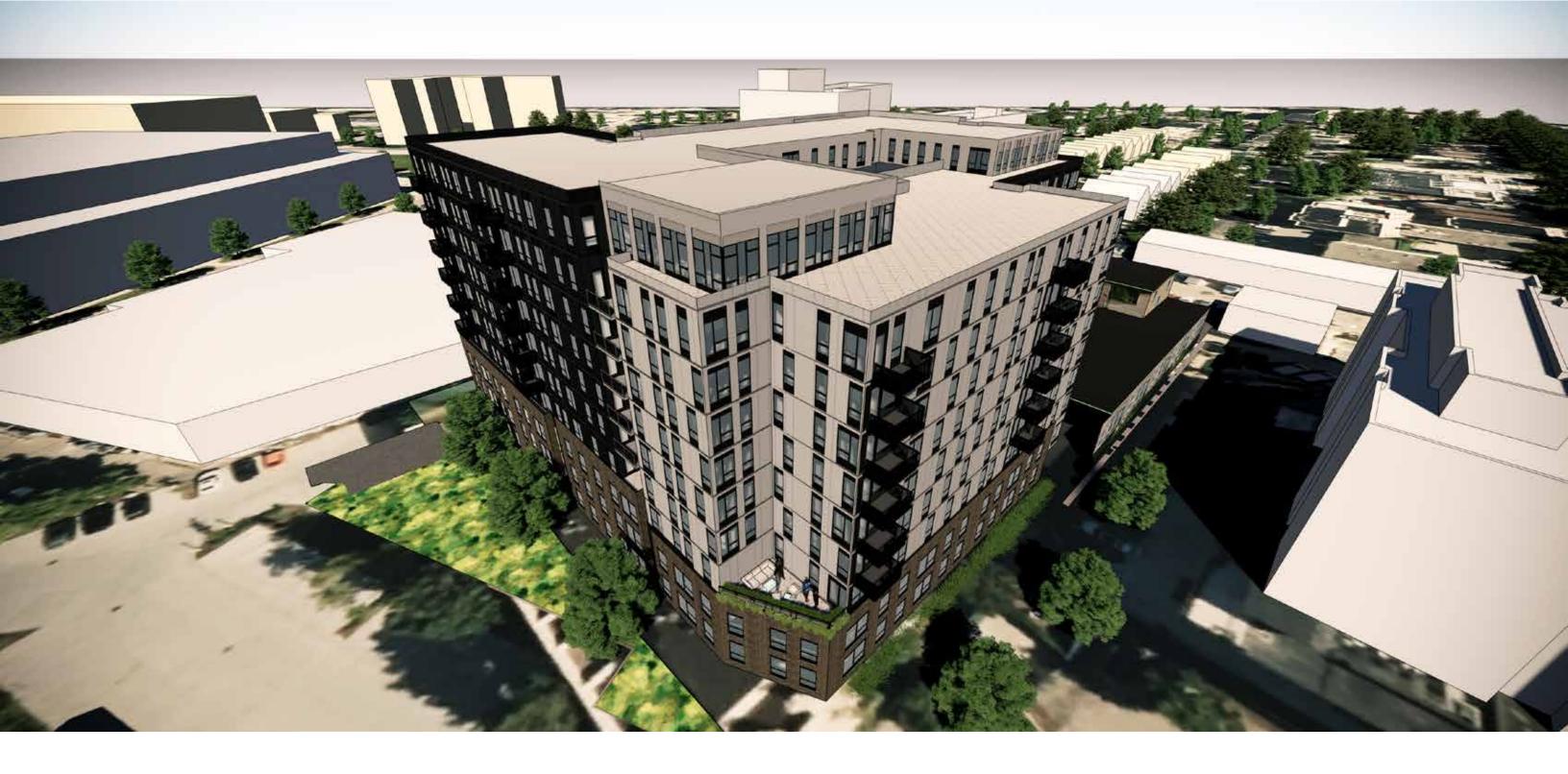














WEST MIFFLIN STREET, MADISON, WI JCAC MEETING 9/26/24

E - CURRENT DESIGN





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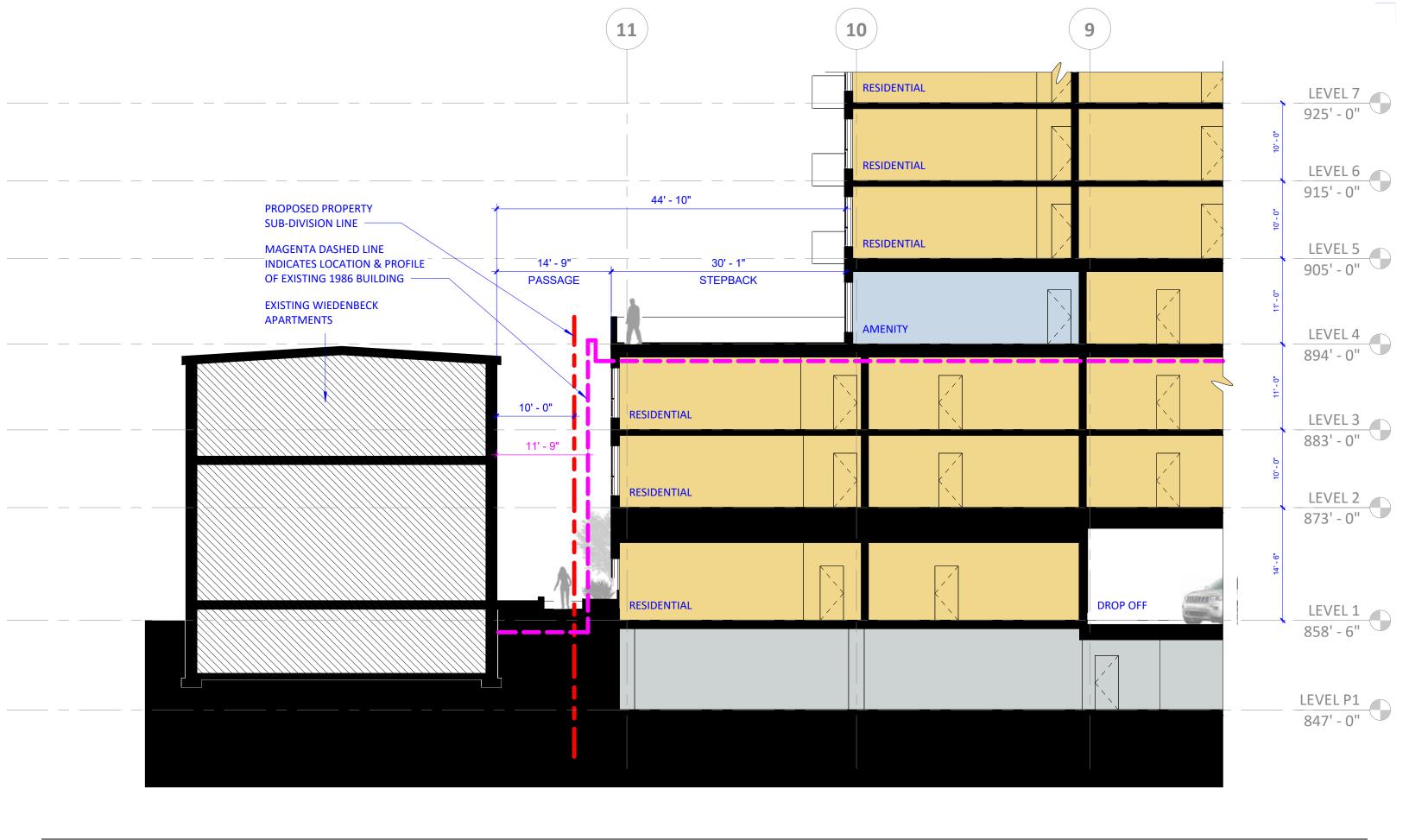






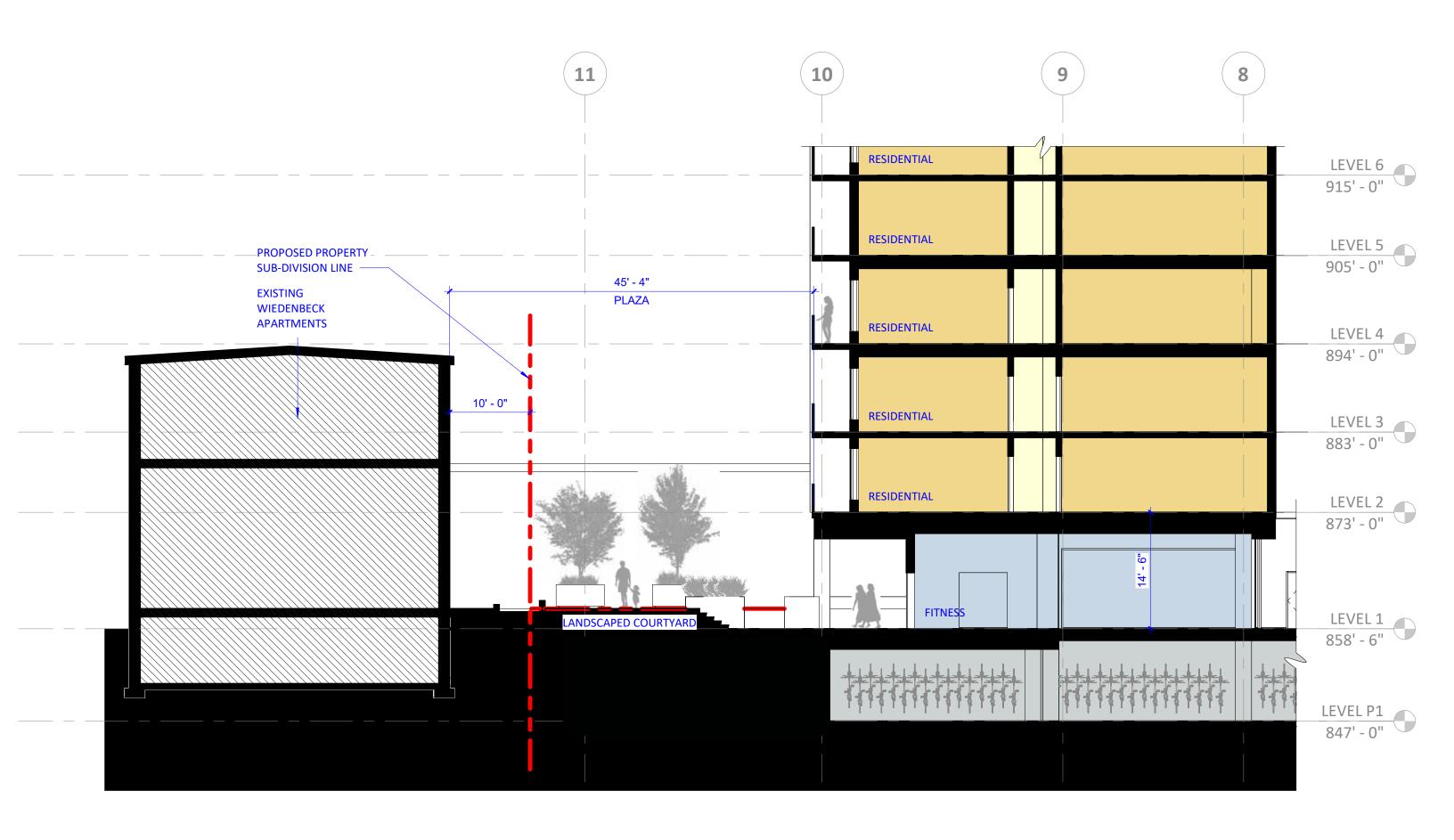
WEST ELEVATION OF BUILDING

BUILDING DIAGRAMS





BUILDING SECTION





BUILDING SECTION

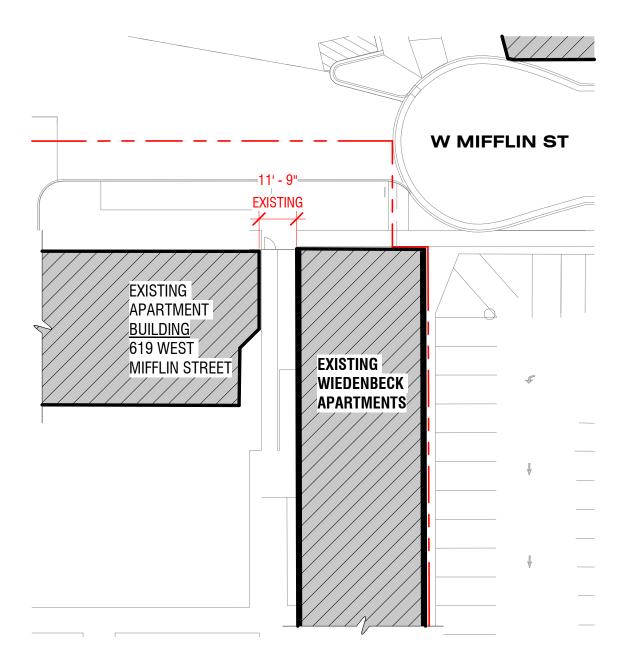


BUILDING SEPARATION @ MADISON DEPOT - EXISTING CONDITION

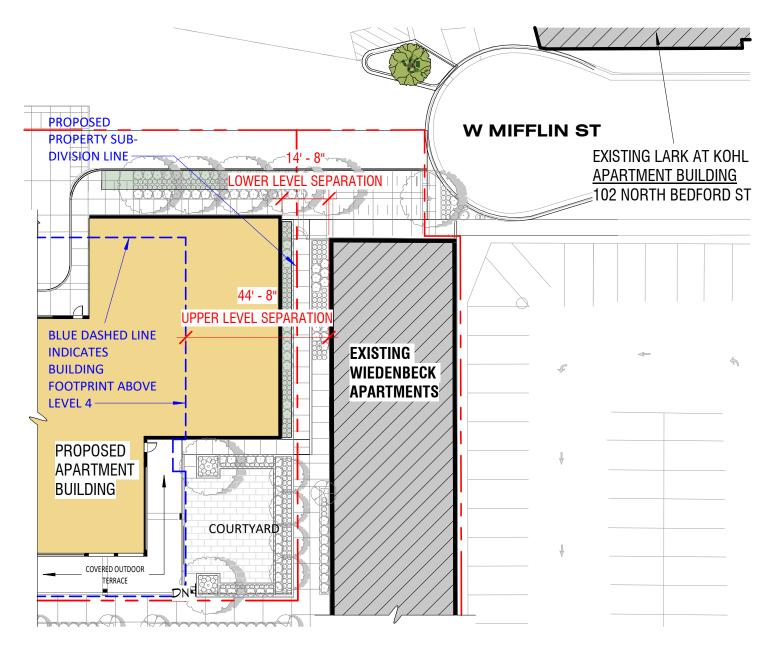
BUILDING SEPARATION @ DEPOT - PROPOSED



Scale: 1" = 30'-0"



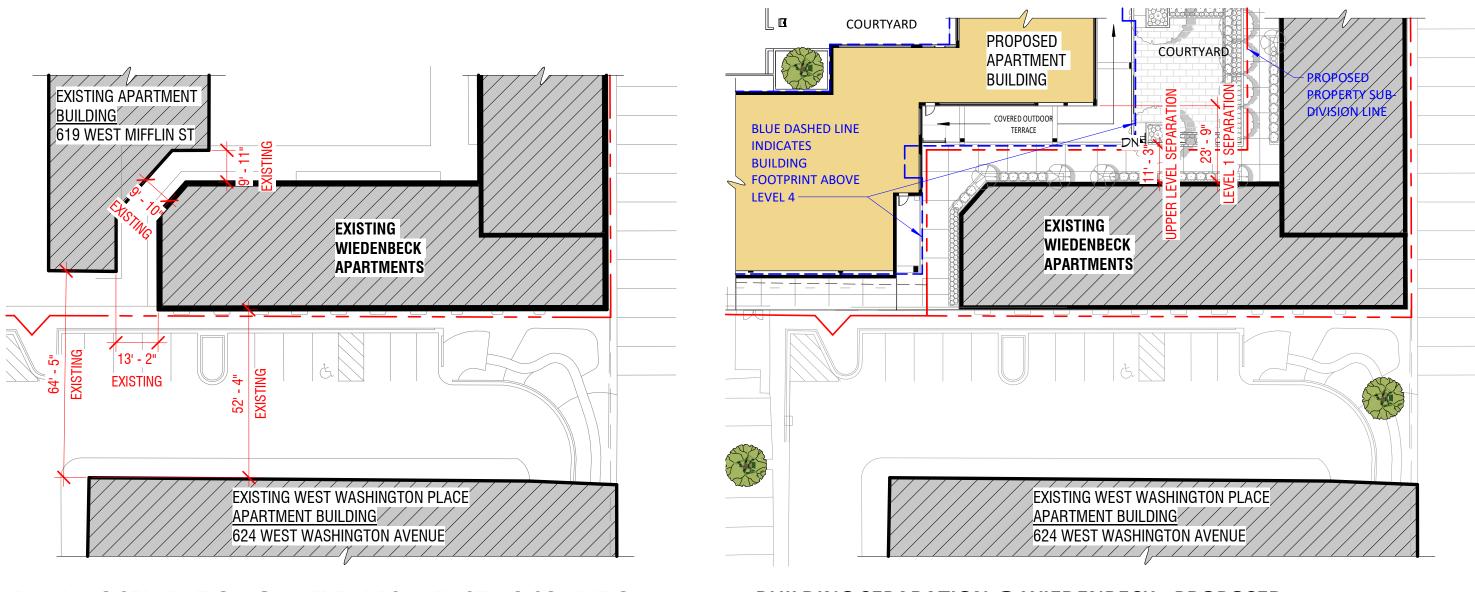
BUILDING SEPARATION @ WIEDENBECK - EXISTING CONDITION



BUILDING SEPARATION @ WIEDENBECK - PROPOSED



Scale: 1" = 30'-0'



BUILDING SEPARATION @ WIEDENBECK - EXISTING CONDITION

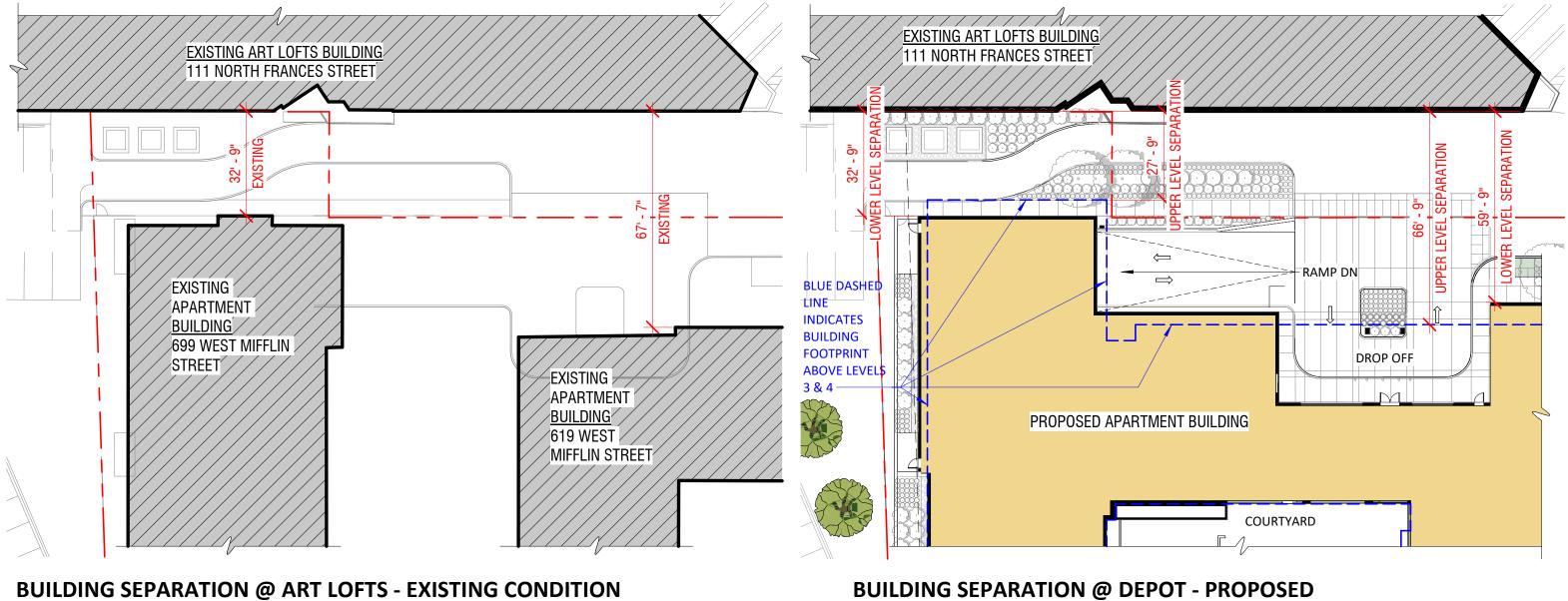
BUILDING SEPARATION @ WIEDENBECK - PROPOSED

TRINITAS ESG DF/ HERITAGE CONSULTING

Scale: 1" = 30'-0'





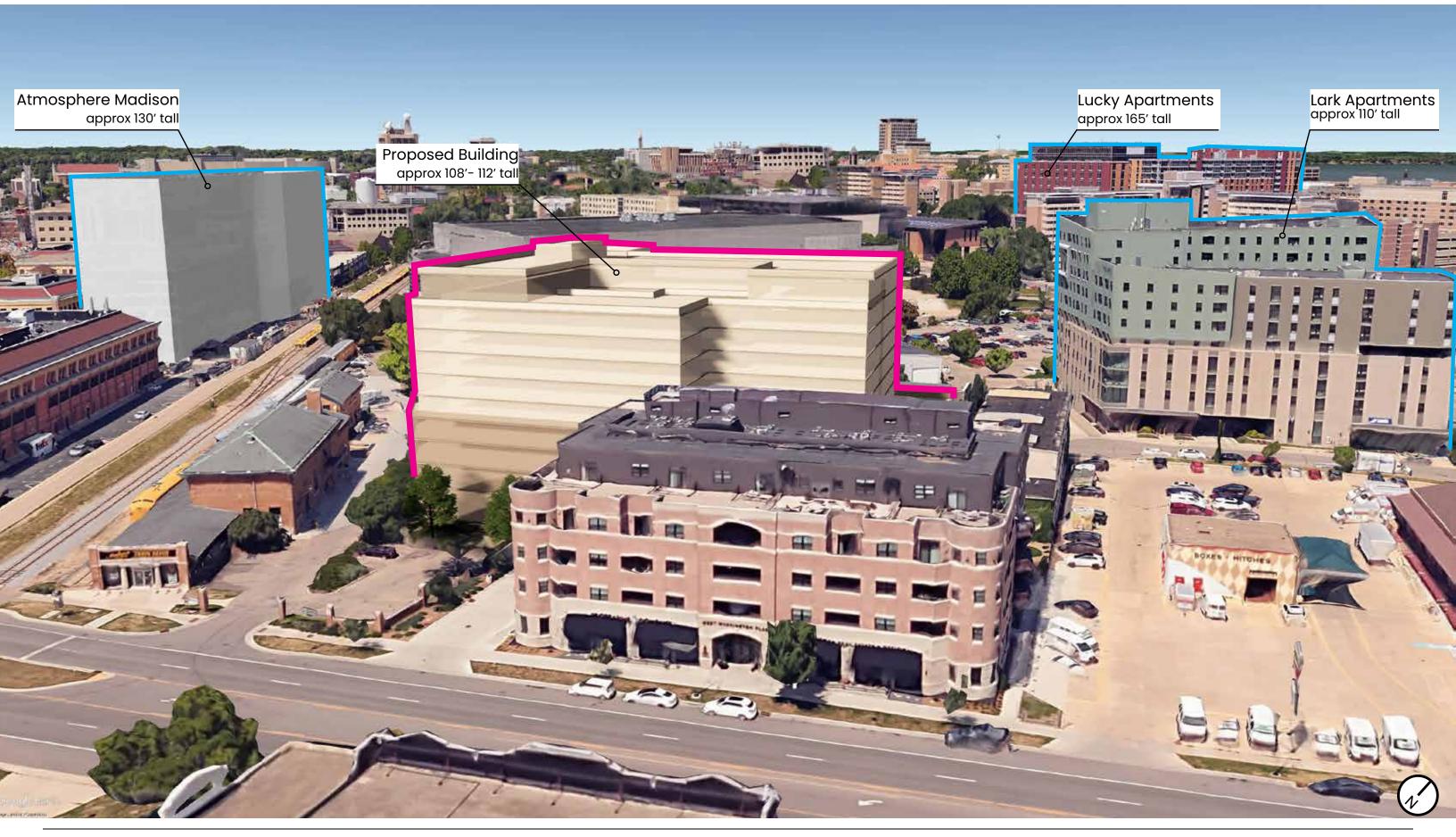


BUILDING SEPARATION @ ART LOFTS - EXISTING CONDITION





Scale: 1" = 30'-0'



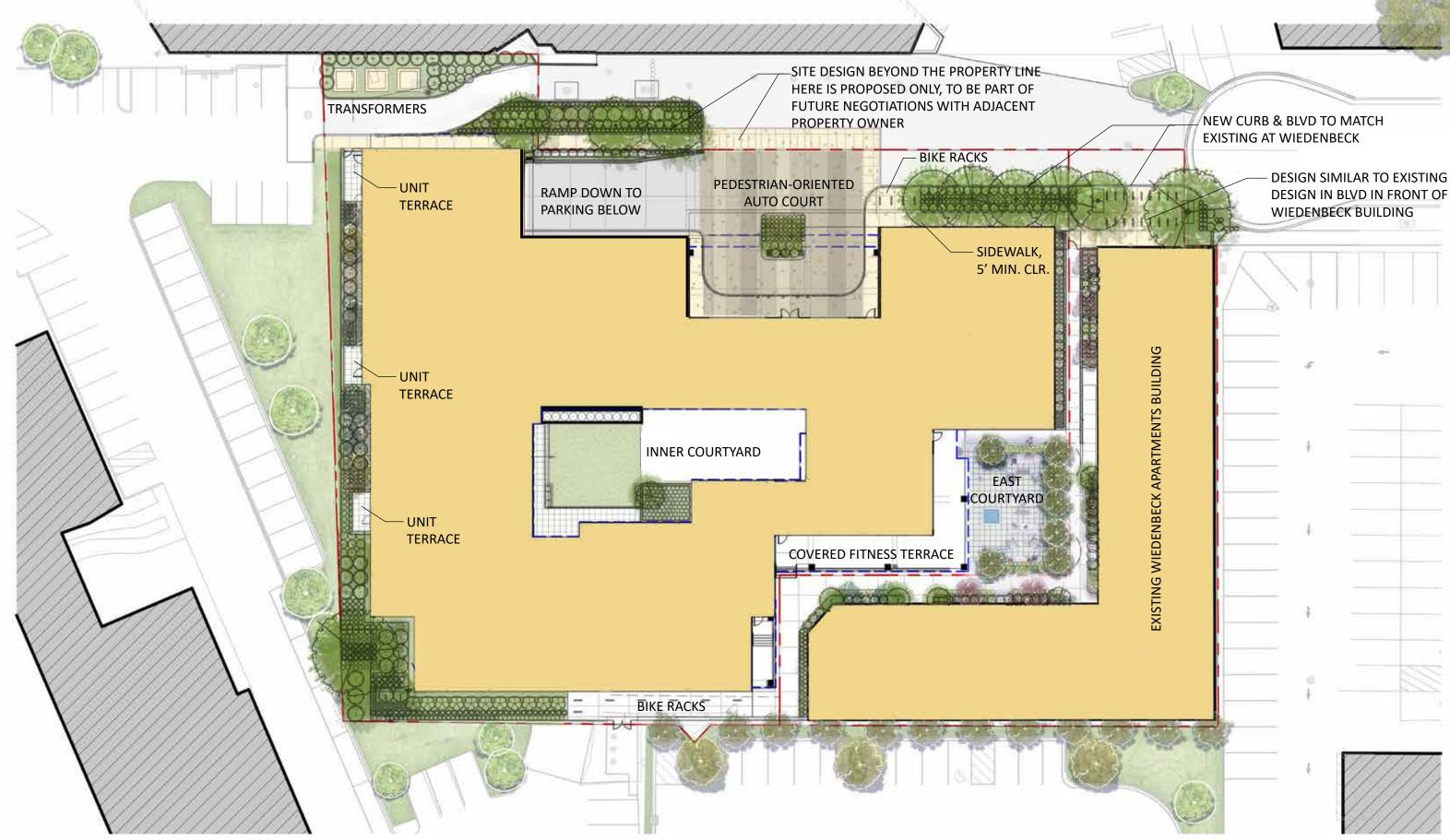


HEIGHT EXHIBIT

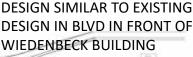
SITE & LANDSCAPE DESIGN



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LANDSCAPE SITE PLAN

COURTYARD ENTRY

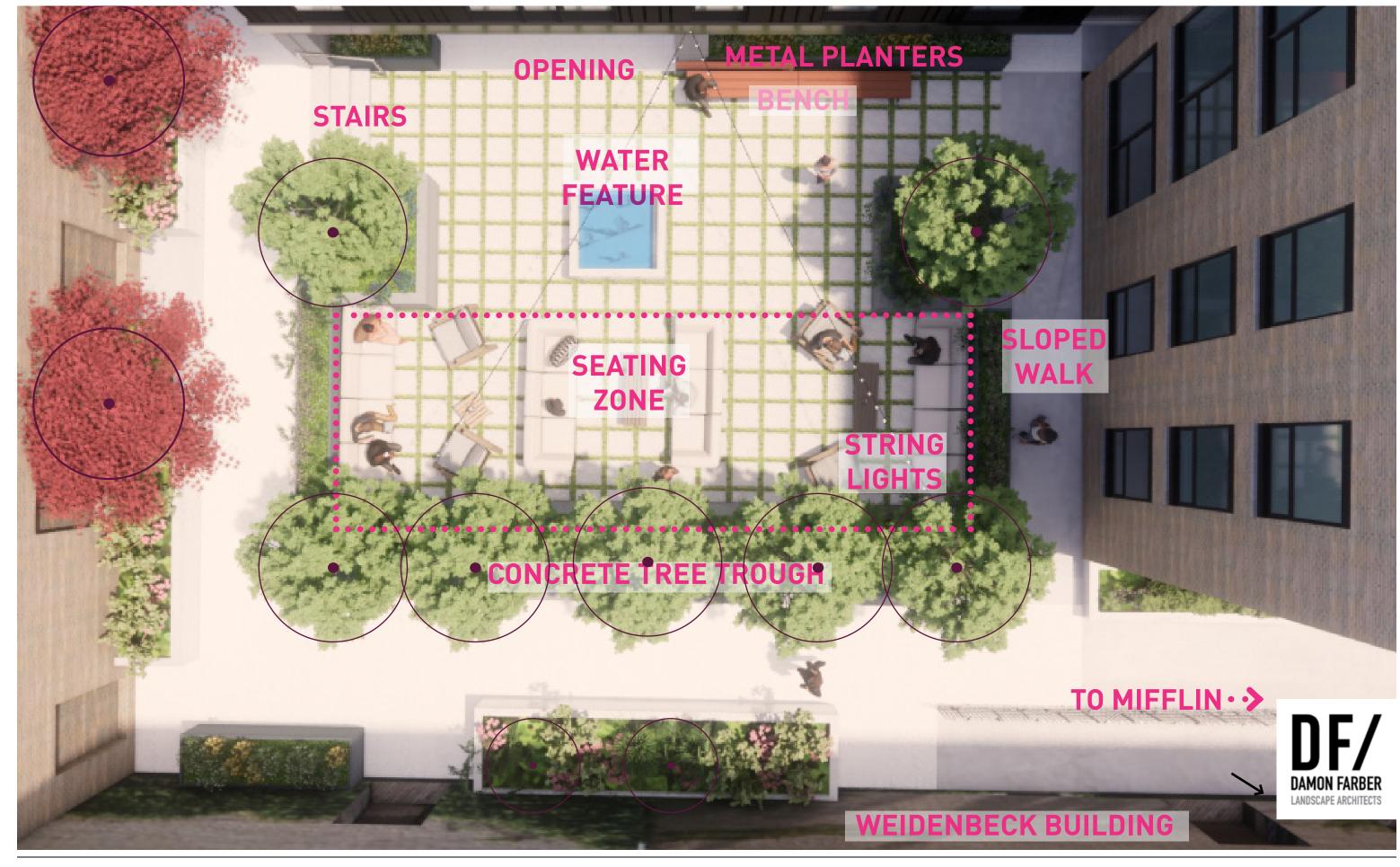




GROUND LEVEL VIEW LOOKING SOUTH AT ACCESS WALK TO EAST COURTYARD









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SOFTSCAPE RECOMMENDATIONS | PLANTING

COURTYARD PLANT PALETTE OVERVIEW



Full shade - less than 4 hours of direct sun per day

SELECTION OF PERENNIALS & FERNS MIX - 40%



GERANIUM MACULATUM WILD GERANIUM (18" OC)



ATHYRIUM FELIX-FEMINA LADYFERN (24" OC)



ACTEA RACEMOSA VAR. SNAKEROOT (48" OC)



HOSTA VARIETIES HOSTA VARIETIES (24-36" OC)



ARUNCUS DIOCUS GOATSBEARD (30" OC)



MATTEUCIA STRUTHIOPTERIS OSTRICH FERN (48" OC)



ASARUM CANDENSE WILD GINGER (18" OC)

Part shade - 4 to 6 hours of direct sun per

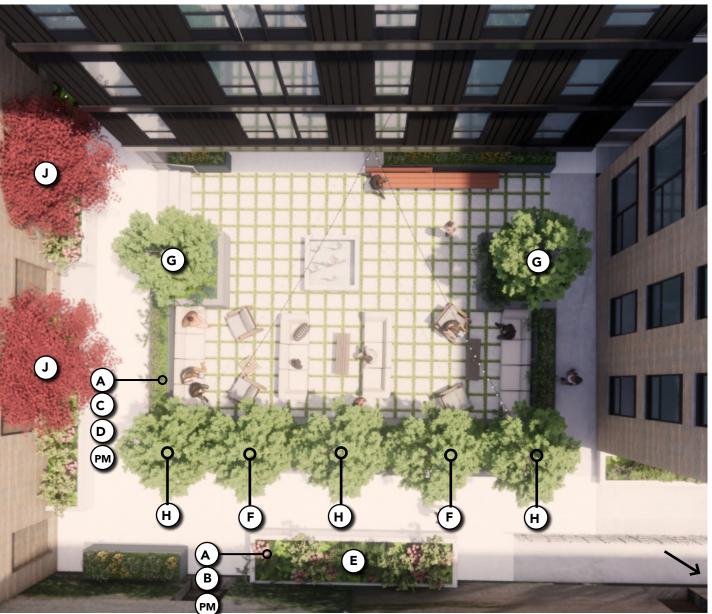
day, mostly before mid-day



TIERELLA CORDIFOLIA FOAM FLOWER (36" OC)



SOLIDAGO FLEXICAULIS ZIG ZAG GOLDENROD (18" OC)



SELECTION OF SHRUBS & TREES - 60%





Yew Taxus x media 'everlow'



Gro-Low Sumac

low'

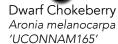
Rhus aromatica 'Gro-

MITELLA DIPHYLLA MITEWORT (18" OC)











Serviceberry AMELANCHIER × GRANDIFLORA CARPINUS CAROLINIANA

Musclewood



American Hophornbeam OSTRYA VIRGINIANA

WEST MIFFLIN STREET, MADISON, WI





American Hophornbeam OSTRYA VIRGINIANA



North Wind® Maple







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