

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>11.22.10</u>	Action Requested
UDC MEETING DATE: <u>12.1.10</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 418, 420, 424 WEST MIFELIN STREET

ALDERMANIC DISTRICT: ALD VERVEER

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
Pat McCaughey - McCaughey Properties John Bieno TJK Design Build
646 West Washington Ave, Train Car D 634 West Main Street
Madison, WI 53703 Madison, WI 53703

CONTACT PERSON: John Bieno TJK Design Build
 Address: 634 West Main Street
Madison, WI 53703
 Phone: 608.257.1090
 Fax: 608.257.1092
 E-mail address: jjbieno@tjkdesignbuild.com

- TYPE OF PROJECT:
(See Section A for:)
- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
 - Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
 - Planned Residential Development (PRD)
 - New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
 - School, Public Building or Space (Fee may be required)
 - New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
 - Planned Commercial Site

(See Section B for:)
 New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)
 R.P.S.M. Parking Variance (Fee required)

(See Section D for:)
 Comprehensive Design Review* (Fee required)
 Street Graphics Variance* (Fee required)
 Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)
 Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



DESIGNBUILD

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Madison, WI 53703
Office 608-257-1090
Fax 608-257-1092
www.tjkdesignbuild.com

November 22, 2010

Mr. Alan Martin
Secretary, Urban Design Commission
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison WI 53701

RE: Letter of Intent
PUD-GDP-SIP
416, 420 & 424 West Mifflin Street
Madison WI

Dear Mr. Martin:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

Organizational structure:

Owner: McCaughey Properties
646 West Washington Avenue
Train Car D
Madison WI 53703
608-516-9497
608-257-2858 fax
Contact: Pat McCaughey

Architect: TJK Design Build Inc
634 West Main Street
Madison WI 53703
608-257-1090
608-257-1092 fax
Contact: John J Bieno
jjbien0@tjkdesignbuild.com

Engineer: D'Onofrio Kottke and Associates
7530 Westward Way
Madison WI 53717
608-833-7530
608-833-1089 (F)
Contact: Kevin Pape

Landscape Design: Richard Slayton
821 West Lakeside Street
Madison, WI 53715
608-251-6132
Contact: Richard Slayton

Introduction:

The proposed site is located on the northwest side of the 400 block of West Mifflin Street. The site is approximately 17,300 SF on (2) lots and contains (2) structures. The structures are proposed to be removed as part of the development.

Deconstruction:

This proposed development envisions the deconstruction of 2 slab-on-grade structures. This would also include their associated sidewalk and paved areas. Inspections of these properties have been made by the development team. And they have concluded that the structures are beyond the capacity of any reasonable rehabilitation for this development. Additional reports on the structures existing condition will be prepared for distribution to the staff and Plan Commission. The developer will contract to prepare a recycling and reuse plan for the buildings and the components and materials will be handled appropriately. Although the zoning code clearly encourages the preservation of existing structures the zoning codes purpose also includes promoting the general welfare of the city, encouraging the most appropriate land uses and conserving and enhancing the taxable value of lands and buildings. We believe that the demolition standards are met.

Context

The neighborhood is an assemblage of single family and two flats from the early 20th century that have been turned into student housing. The buildings are generally tired, student housing that are two stories or three stories in nature. The converted homes and flats generally have a front porch of one or two floors which close proximity to the street ranging in depth from 12' to 24'. Green space is at a minimum in this area as most front yards have been converted to parking areas for scooters and bicycles. Back yards have become an area for vehicle storage and parking. The Neighborhood Steering Committee has requested that we try to maintain the character of Mifflin Street with the rhythms, porches and scale of the existing buildings. It was requested that the buildings take on the height and look of the existing facades of other buildings along West Mifflin Street. They have requested that enough accommodations for bikes and mopeds be included in this new construction. They would not like to have bikes and mopeds stored and locked up in an untidy manner. The City would like to have a higher density than is currently utilized. They are open to 4 or more stories of adequate bike/scooter parking.

Development

This proposed facility has 45 market rate apartments with 24 underground parking stalls and the ability to accommodate 60 bike or scooter stalls. To make way for this new facility an existing single family house that has been converted into student housing as well as a single story masonry building and parking lot that used to be used for the Planned Parenthood will be raised. The existing student housing actually touches the neighboring apartment building an adaptive reuse of this facility has been deemed financially unviable. The existing Planned Parenthood facility while being a potentially good candidate for a reuse is an underutilization of a site that holds a much higher potential. The new proposed facility will be locally owned by Pat McCaughey of McCaughey Properties.

Exterior

Orientation - The facility was built within close proximity of the existing sidewalk typical of other converted student housing further down West Mifflin Street. We are matching the approximate 12' setback that these facilities have in their construction. We have also tried to honor the request of the Neighborhood Steering Committee by creating a building that mimics the scale and rhythm of other neighborhood buildings. We have also incorporated porches and detailing into our architectural forms to help our building fit into the character of the neighborhood. The visual impact of the overhead door has been minimized with the incorporation of an overhang as well as the door being located on the lower level rather than at grade.

Landscape – Small green space has been accommodated for in front of this facility. Green space has also been created on the back side of the facility incorporating a raised patio area that is an amenity for the entire development.

Architecture – The first floor of this facility was raised approximately 4' from finish grade. By doing this we were able to accomplish a couple of things. First, we were able to meet one of the requests of the neighborhood of putting in porches in character with other buildings in the neighborhood. Second, we were able to disturb less dirt as the soils in this area are of poor and substandard quality. There is also an issue of ground water that we are hoping to avoid by raising the finish floor. We further tried to answer the request of the neighborhood by creating an architectural form that mimics building rhythms that are consistent with those in the neighborhood. We have also tried to incorporate the wood siding used on several buildings in the area. This material is strengthened and enhanced with the incorporation with other materials such as masonry, staining seamed siding, aluminum clad windows, sloped roof forms, metal railings and aluminum storefront. Because of the architectural character of the outside of the building the inside of the building will also receive the benefit of varied tenant mixes and layouts.

Project Schedule

It is anticipated that construction of the SIP phase will start in the Summer of 2011 and will be completed in the Winter of 2011.

Social and Economic Impact

This development will have a positive social and economic impact. The development will substantially increase the city's tax base on all infill site with minimal if any increased cost to the city. The redevelopment will provide new work-force housing in the central city while promoting pedestrian, bicycle and mass transit circulation.

Thank you for your time in reviewing our proposal.

Sincerely,

John J. Bieno, AIA
TJK Design Build Inc.

PROPOSED FACILITY FOR:

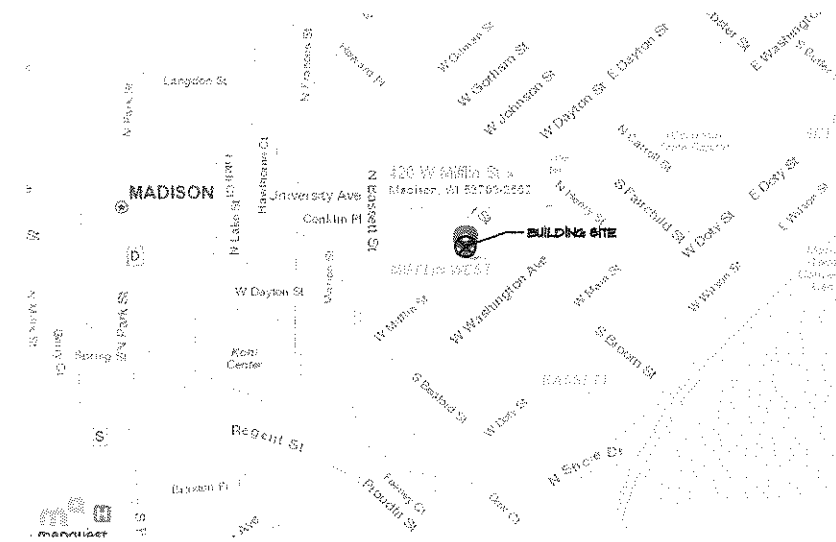
MIFFLIN WEST, LLC

416, 420 AND 424 WEST MIFFLIN STREET
TOWN OF MADISON, WISCONSIN

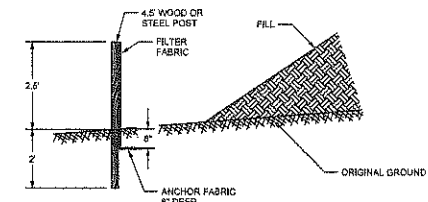
TJK TJK Design Build
634 West Main Street
Madison, WI 53703
DESIGN BUILD 608-257-1090 FAX 608-257-1092

INDEX OF DRAWINGS:

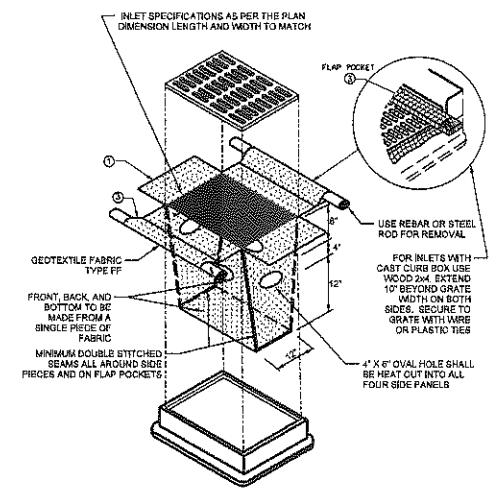
- C-1.2 SITE ENGINEERING
- C-1.3 LANDSCAPE PLAN
- A-1.0 PARKING LEVEL PLAN
- A-1.1 FIRST FLOOR PLAN/SITE PLAN
- A-1.2 SECOND FLOOR PLAN
- A-1.3 THIRD AND FOURTH FLOOR PLAN
- A-2.1 EXTERIOR ELEVATIONS



SITE LOCATION MAP

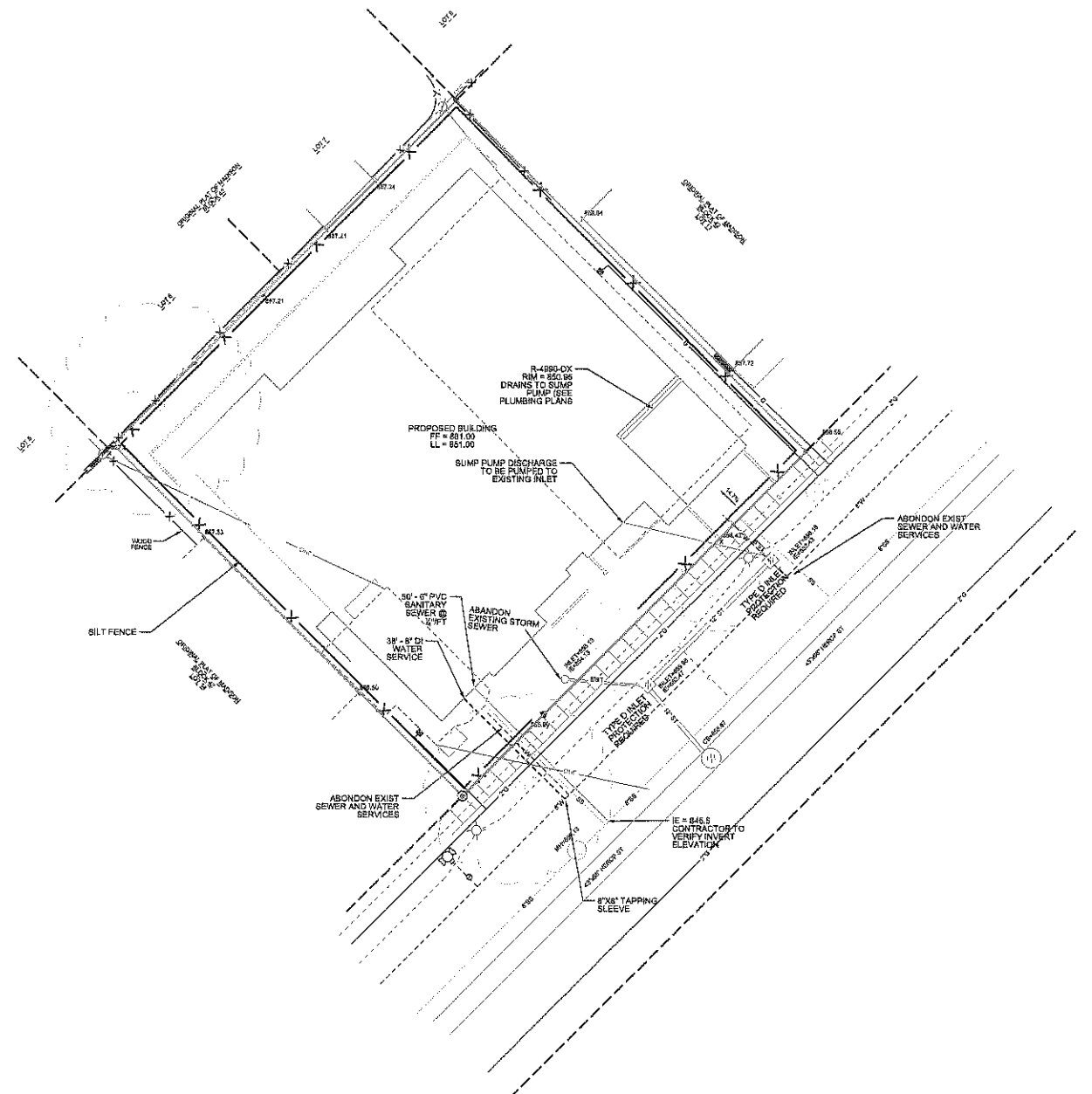


SILT FENCE DETAIL
NOT TO SCALE



- NOTES:
1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10' AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
 2. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
 3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.

TYPE D INLET PROTECTION
NOT TO SCALE



SCHEDULE	
1.	Place erosion control = 5/16/11
2.	Demolition = 5/16/11 TO 6/01/11
3.	Excavation and Foundations = 6/01/11 TO 6/15/11
4.	Landscaping and restoration = 12/1/11

EROSION CONTROL NOTES

1. Existing pavement will be used as a tracking pad. Material shall be imported and exported on trucks that do not leave the existing pavement. Once the need arises for trucks to traverse disturbed soil, a stone tracking pad shall be installed using 3" clear stone at a length and width that fits site conditions and maximizes length. Pad thickness shall be 1". All dirt and debris tracked onto public streets shall be cleaned and swept at the end of each work day. Hydraulic flushing is prohibited.
2. All disturbed areas to be restored with 6" of topsoil, seed, fertilizer and mulch. All seeded areas shall be maintained and repaired by the contractor until grasses are completely established.
3. Erosion control is the responsibility of the contractor until acceptance of this project. Erosion control measures shown on the approved plan shall be the minimum precautions that will be allowed. If determined during construction, the City will require additional measures to be installed to prevent sediment from leaving the site.
4. The Contractor is responsible for recognizing and correcting erosion problems that are a result of construction activities. Inspections shall be carried out weekly and after every 0.5" rainfall. All necessary repairs must be completed within 24 hours of notification.
5. The application rates for WDOT Mix 40 shall be 3.5 lbs per 1000 sq. ft. Scott's Starter fertilizer, approved for use in Dane County, shall be applied at the manufacturer's recommendation. Mulch shall be uniformly spread to a loose depth of 1"-2". Mulch shall be pinched into the soil a minimum depth of 2" using a mulch tiler while traveling on the contour. Seed at 2x the specified rate after 9-15-09.
6. Silt fence and inlet filters to be placed at the start of construction, including exterior building demolition.
7. All inlets, existing and proposed, to receive a Type D Inlet filter bag. Proposed inlets to get the filter immediately after installation. Filter bags to be maintained, cleaned, and replaced as necessary until paving or landscaping, or in the case of existing inlets, the structure has been abandoned. Once paved or landscaped, the temporary inlet filters shall be replaced with Catch-All inlet filters for long-term stormwater management.

UTILITY, SITE GRADING AND EROSION CONTROL PLAN

DATE: 11-17-10

SCALE: 1" = 20'-0"

FN: 10-05-131

D'ONOFRIO KOTKE AND ASSOCIATES, INC.
700 Wisconsin Way, Madison, WI 53717
Phone: 608-257-1090 • Fax: 608-257-1092
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

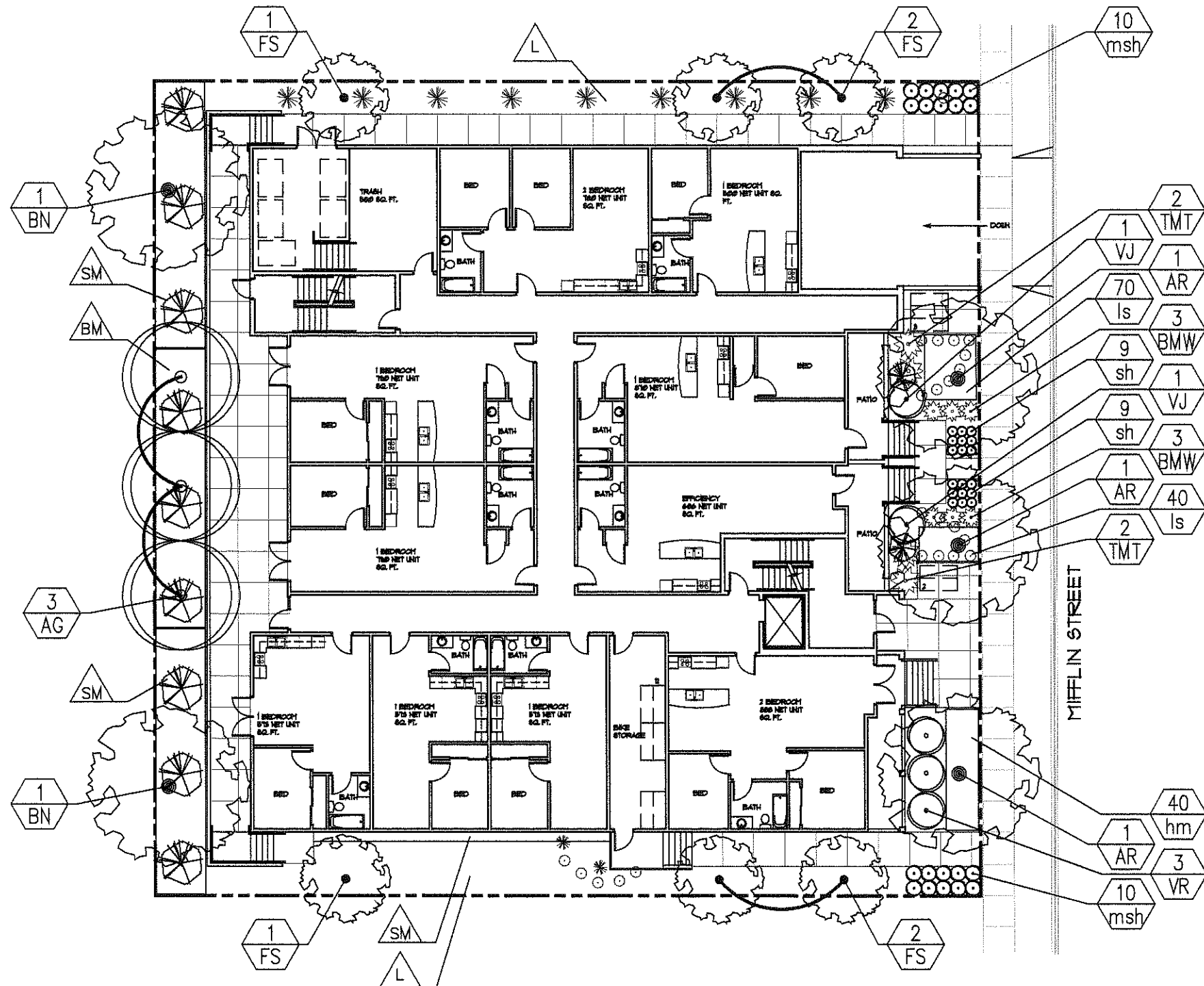
PROPOSED FACILITY FOR:
416 W Mifflin
Madison, WI
Dane County
WISCONSIN

C-1.2
11.10.10

PLANT SCHEDULE AND LEGEND

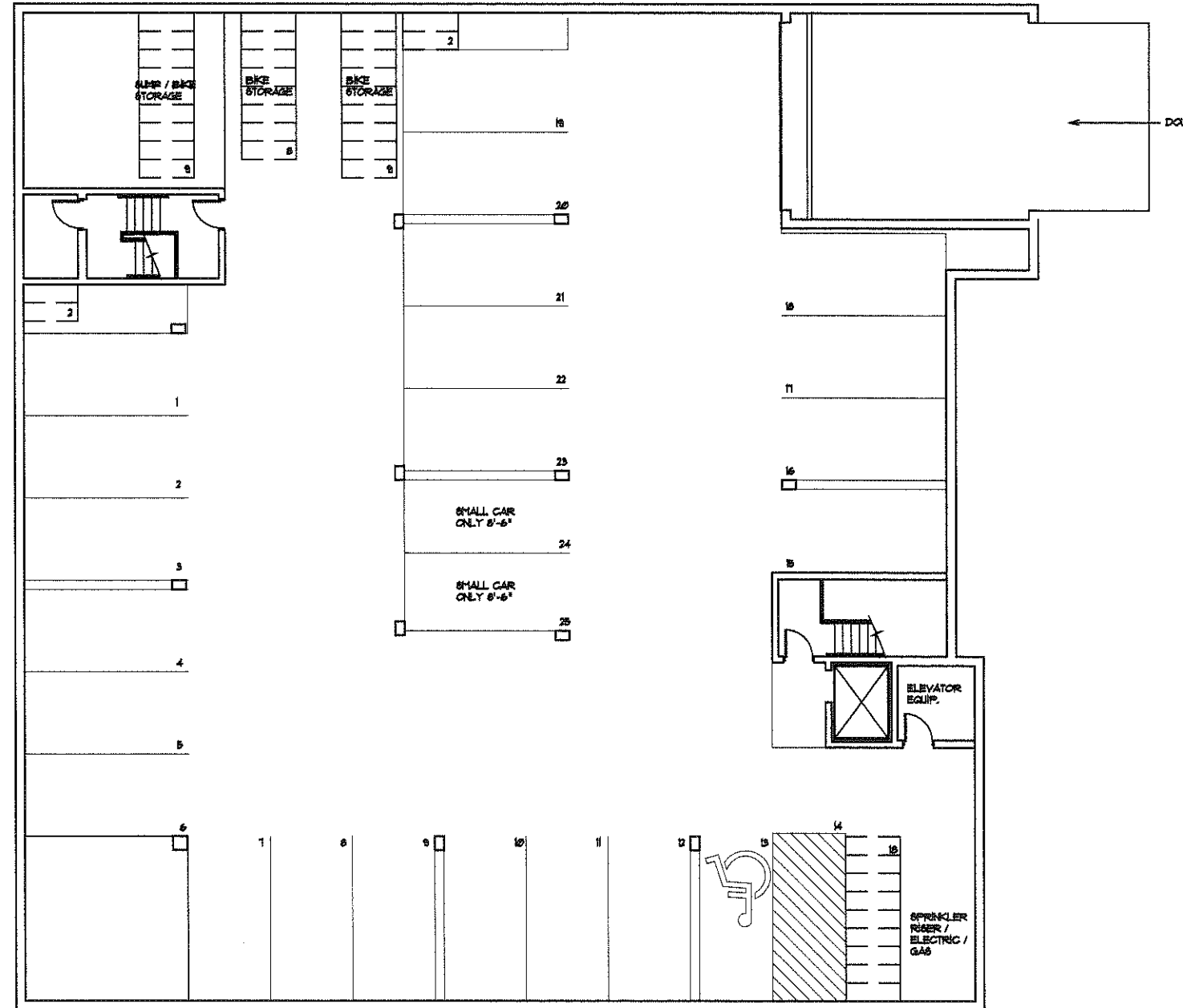
Key	Botanical Name	Common Name	Qty	Planting Size	Root Spacing	Comments
Major Deciduous Trees						
BN	<i>Betula nigra</i> 'Heritage'	Heritage River Birch	2	2-2 1/2" cal	B&B	As shown, multi-stem
AR	<i>Acer rubrum</i> 'Red Sunset'	Red Sunset Maple	3	2-2 1/2" cal	B&B	As shown, upright leader
FS	<i>Fagus sylvatica</i> 'Dawyck Gold'	Gold Dawyck Beech (variegated)	6	2-2 1/2" cal	B&B	As shown, upright leader
Minor Deciduous Trees						
AG	<i>Aquilegia canadensis</i> 'Autumn Bellman'	Autumn Bellman Scillastrum	3	6" HT min	B&B	As shown, Multi-stem, washed fall plants
Evergreens						
BMW	<i>Buxom microphylla</i> 'Wintergreen'	Wintergreen Boxwood	6	18" HT min	B&B	As shown, Full plants, matched
TMT	<i>Taxus x media</i> 'Tussock'	Tussock Yew	4	2" HT min	B&B	As shown, Full plants, matched
VR	<i>Viburnum rhytidophyllum</i>	Leatherleaf Viburnum	3	3" HT min	B&B	As shown, Full plants, matched
Deciduous Shrubs						
VJ	<i>Viburnum x juddii</i>	Judd Viburnum	2	3" HT min	CONT	As shown, Full, matched plant
Perennials, Grasses and Groundcovers						
hm	<i>Isachne macrostachya</i> 'Palace Purple'	Palace Purple Coral Bells	40	1 GAL	CONT	18" oc. Vigorous plant
ls	<i>Liatris spicata</i>	Creeeping Liatris	110	4"	CONT	12" oc. Vigorous plant
msh	<i>Miscanthus sinensis</i> 'Harvest Moon'	Harvest Moon Miscanthus	20	3 GAL	CONT	As shown, Full, matched plant
sh	<i>Sporobolus heterophyllus</i>	Prairie Dropseed	18	1 GAL	CONT	18" oc. Full, matched plant

Lawn
 Stone Mulch
 Shredded Bark Mulch

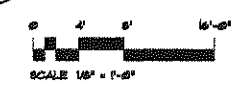


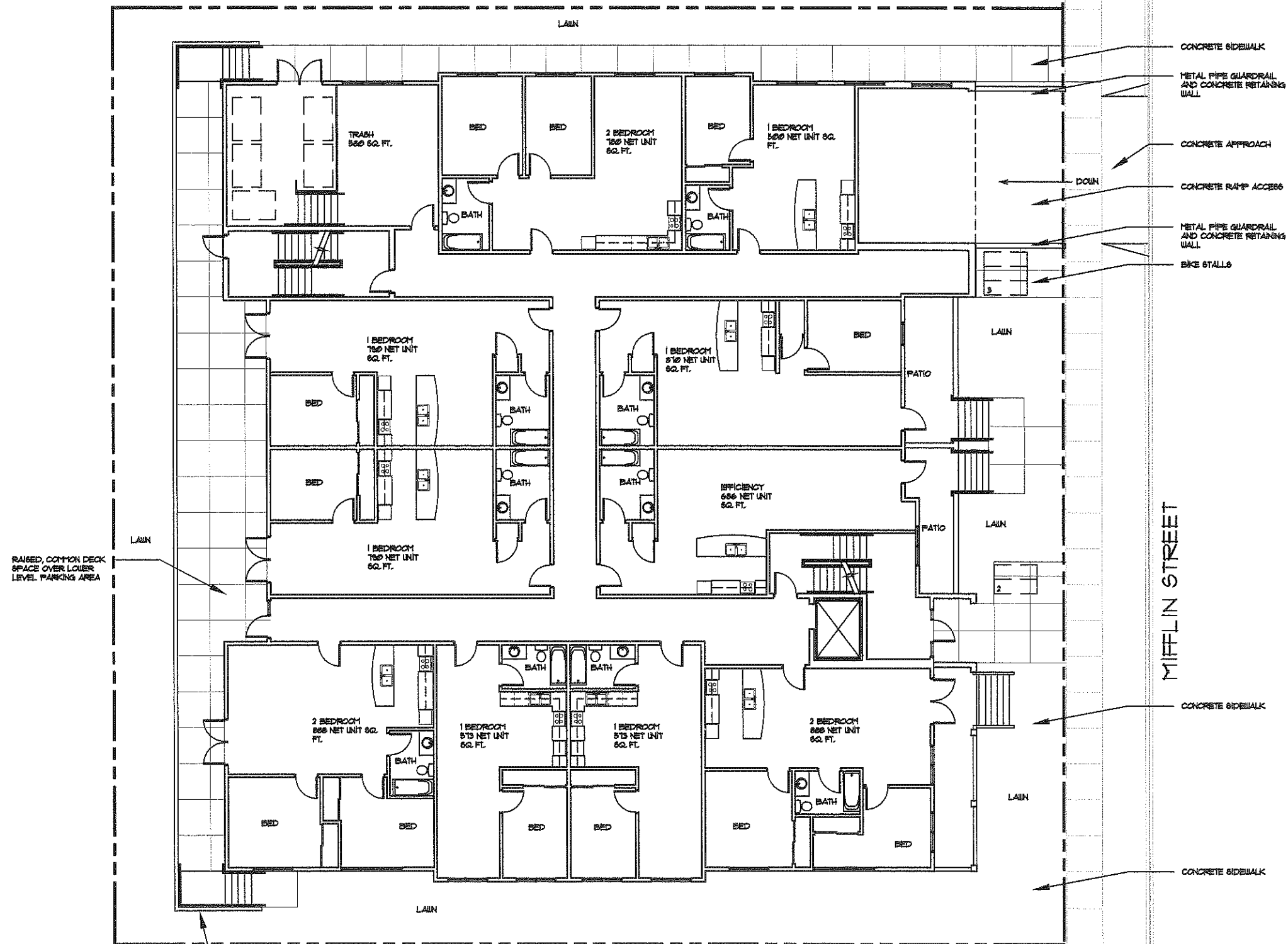
LANDSCAPE PLAN
C-13 SCALE: 1" = 10'-0"





1 PARKING LEVEL PLAN
A-10 SCALE: 1/8" = 1'-0"



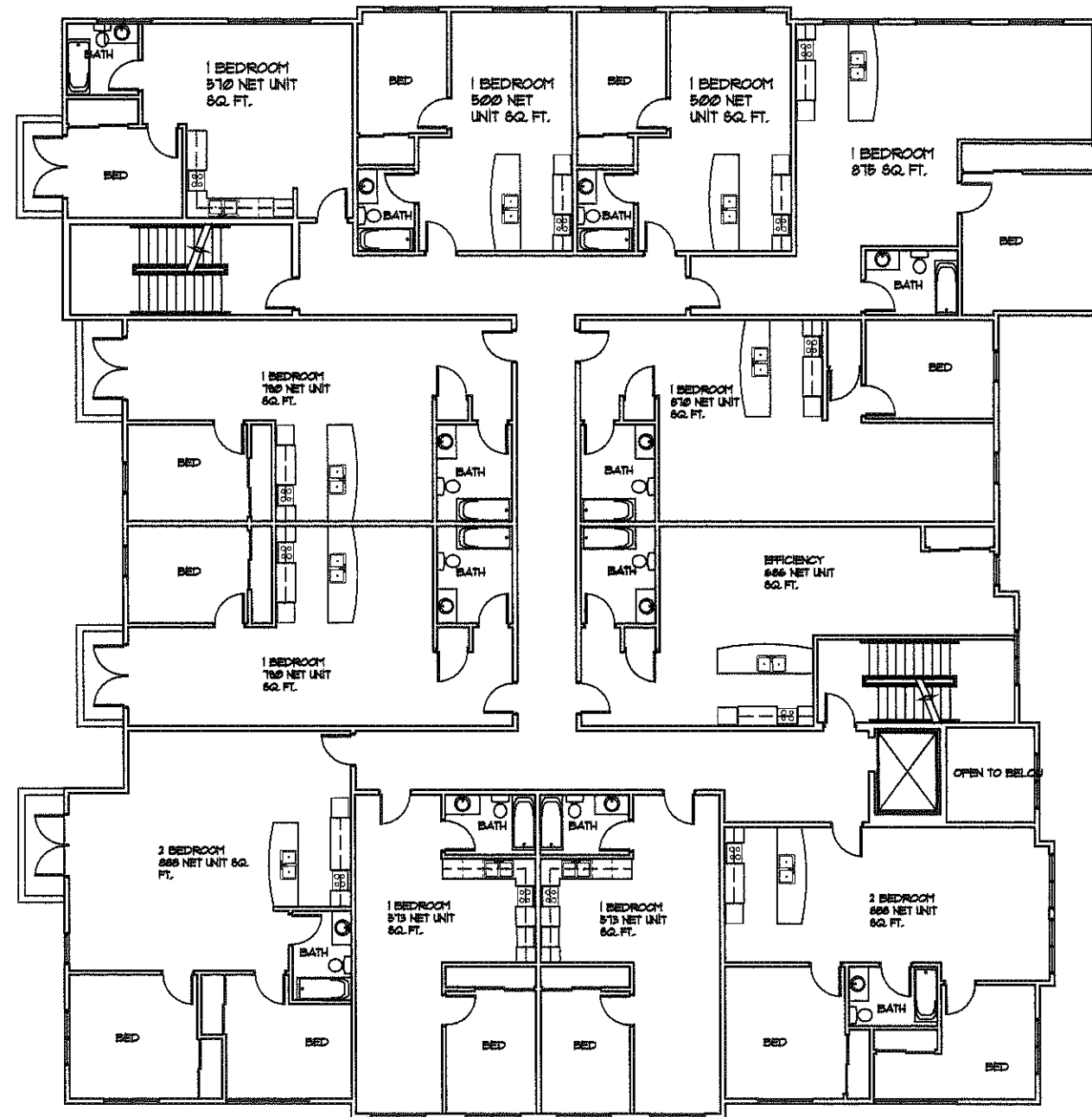


FIRST FLOOR PLAN

A-11 SCALE: 1/8" = 1'-0"

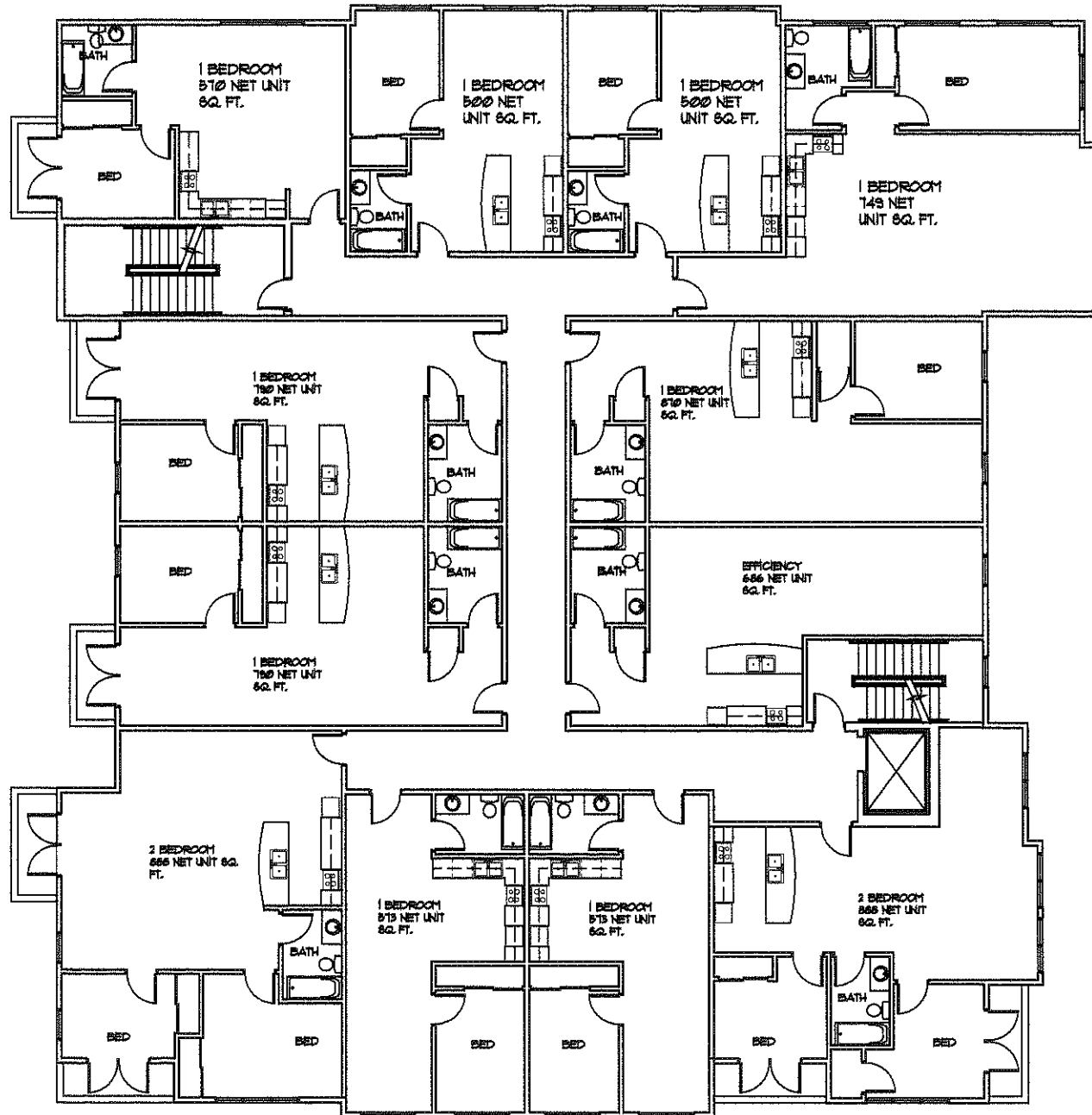


SCALE: 1/8" = 1'-0"

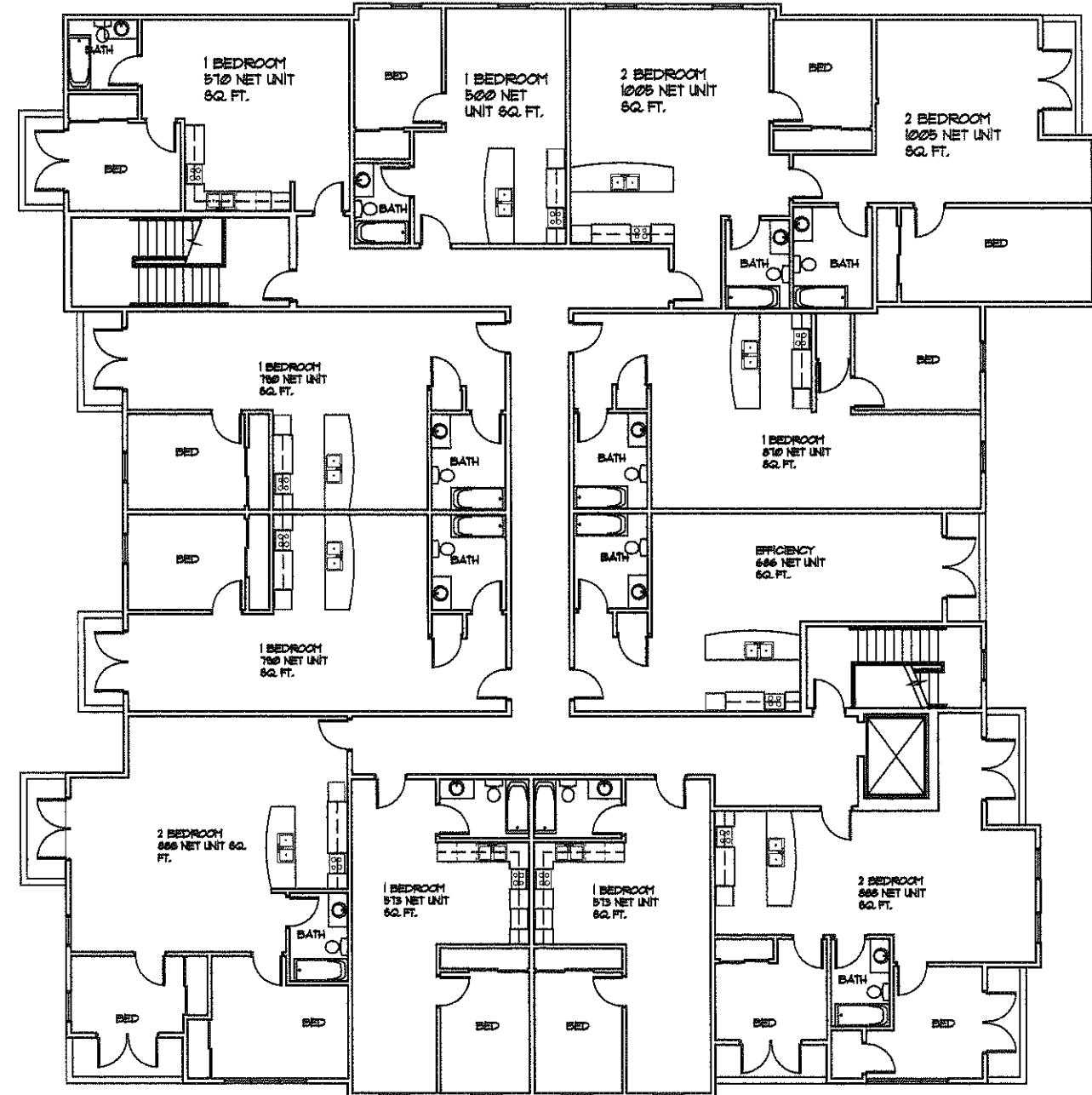


SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

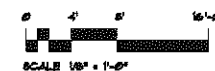


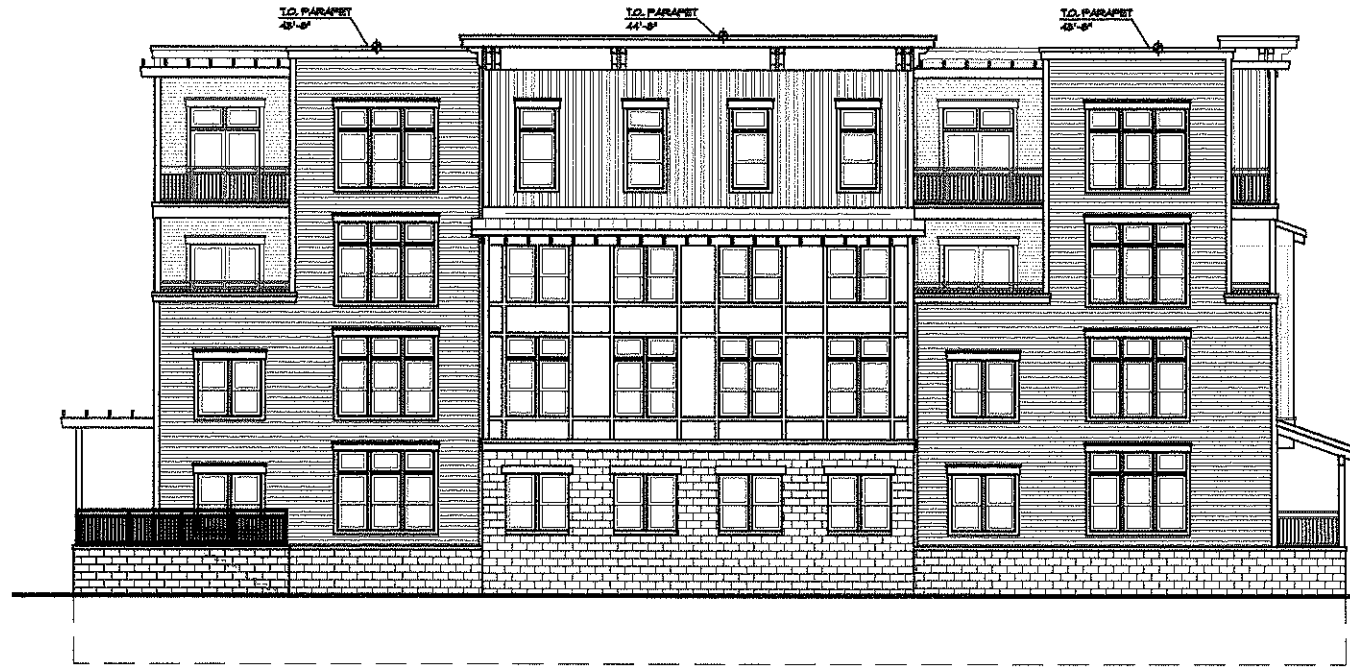


1 THIRD FLOOR PLAN
A-13 SCALE: 1/8" = 1'-0"



2 FOURTH FLOOR PLAN
A-13 SCALE: 1/8" = 1'-0"





1 SOUTH ELEVATION
A-2.1 SCALE: 1/8" = 1' - 0"



2 NORTH ELEVATION
A-2.1 SCALE: 1/8" = 1' - 0"



3 WEST ELEVATION
A-2.1 SCALE: 1/8" = 1' - 0"



4 EAST ELEVATION
A-2.1 SCALE: 1/8" = 1' - 0"



