

CITY OF MADISON

Proposed Rezoning and Demolition

Location: 437-441 West Mifflin Street

Applicant: Frank Stanisewski - MDC

From R6 District(s)

To PUD(GDP-SIP) District(s)

Existing Use: Residential Buildings

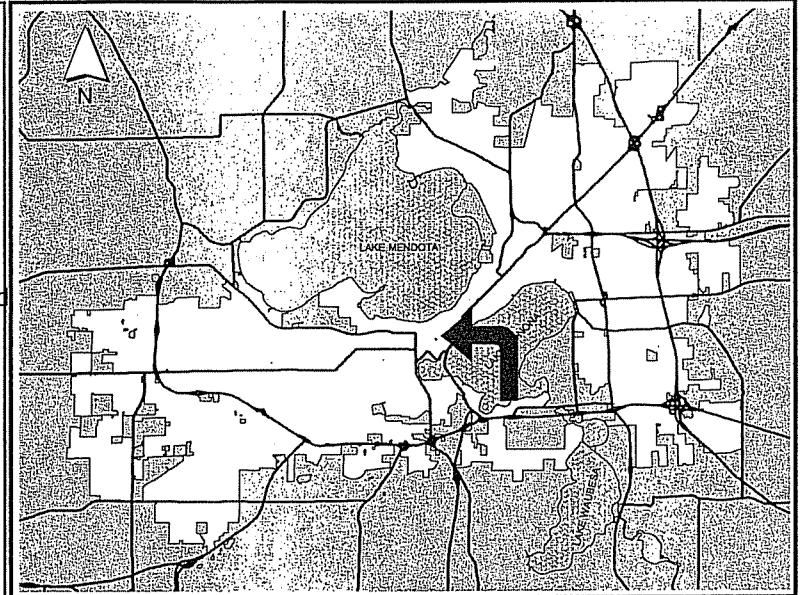
Proposed Use: Demolish 2 Residential Buildings & Build 4-Story, 23 Unit Apartment Building

File No. _____

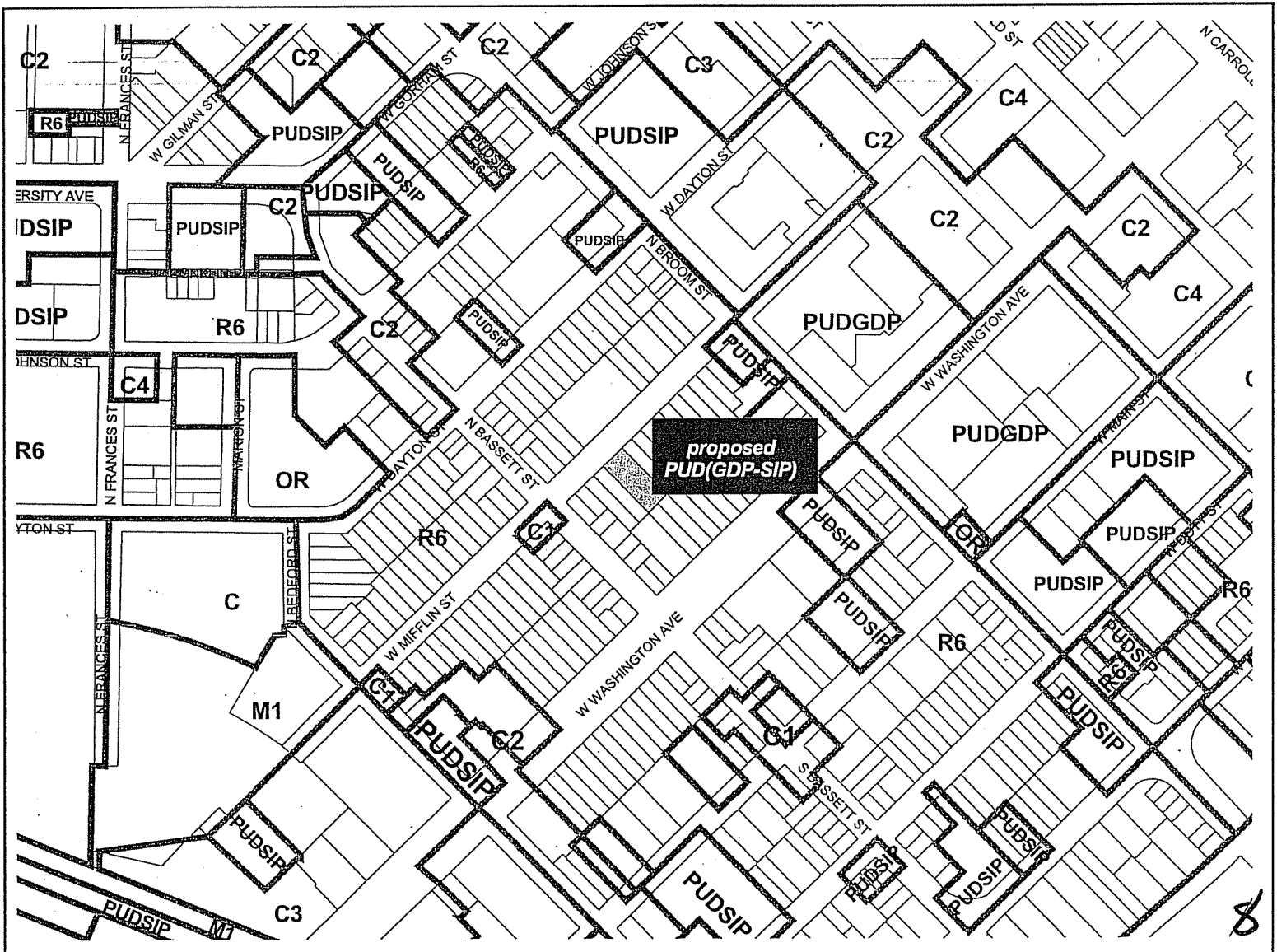
Public Hearing Dates:

Plan Commission 06 June 2005

Common Council 21 June 2005



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



437-441 West Mifflin Street

0 100 Feet



Date of Aerial Photography - April 2003



2

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 1200⁵⁰ Receipt No. 59836
 Date Received 4/13/5
 Received By DSG
 Parcel No. 0709-231-1617-7
 Aldermanic District 4-VERVEER
 GQ OK
 Zoning District RC
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)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input checked="" type="checkbox"/> Rezoning from <u>R6</u> to <u>PUD/PCD-SIP</u>	
<input type="checkbox"/> Rezoning from _____ to <u>PUD/PCD-GDP</u>	<input type="checkbox"/> Rezoning from <u>PUD/PCD-GDP</u> to <u>PUD/PCD-SIP</u>	
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> 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: 23 unit apartment building with 16 underground parking stalls. 4 floors with an elevator, 4th floor is set back 10 additional feet from 3rd floor, facing street.
Will have 15 one bedroom and 8 two bedroom units. 15 units will be restricted to tenants below 50% or 60% of CMI.

Development Schedule: Commencement August 2005 Completion June 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 ½ 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: Feb 13th, 2004 Bassett and Capitol Neighborhoods, Oct. 14th, 2004

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 Murphy, Waidelich Date 2/22/2005 | Zoning Staff Kathy Voeck Date 2/22/2005

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

Printed Name Frank Staniszewski, Pres. MDC Date April 13th, 2005
 Signature *Frank Staniszewski, Pres* Relation to Property Owner Corporate Officer
 Authorizing Signature of Property Owner *Frank Staniszewski, PRES.* Date April 13th, 2005 **8**

Zoning Text GDP/SIP

The Mifflin Street Apartments
437-441 W. Mifflin Street
Madison, WI 53703

Legal Description: The lands subjects to this planned unit development shall include those described in Exhibit A, attached hereto.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a 23-unit multi family residential apartment building. Four of the 2 bedroom units will be rented at market rates of about \$1,000 per month. Two of the 2 bedroom units will be restricted to residents earning 50% or less of County Median Income (CMI), and two 2 bedroom units will be restricted to tenants earning below 60% of CMI. All restricted income 2 bedroom units will be rented for \$676 per month. The building will have fifteen 1 bedroom units, including four at market rates, rented at \$800 per month. There will be seven 1 bedroom units restricted to residents earning at or below 50% of CMI, with rents of \$572 per month. There will also be four 1 bedroom units restricted to tenants at or below 60% of CMI, also rented at \$572 per month. Included in the total of fifteen affordable apartments are 4 which are designated for Inclusionary Zoning (IZ). The building will also provide 16 underground parking stalls, and will apply for 4 on street permits, as provided by the IZ Ordinance. The property is about .25 of one acre, or 10,890 square feet. The parking level contains 6,952.5 square feet. The building is 4 stories; three stories at the front elevation facing the street, with a fourth floor set back about 10 feet from the third floor face to reduce the height appearance of the front elevation. The residential floors contain 21,645.4 square feet. There are also exterior porches containing 424.7 square feet.
- B. **Permitted Use:**
1. Those that are stated as permitted uses in the R6 zoning district. The use will be residential apartments.
- C. **Lot Area:** As stated in exhibits, attached hereto.
- D. **Floor Area Ratio:**
1. Maximum floor area ratio proposed is determined to be 1.98. Permitted in R6 zoning is 2.
 2. Maximum building height shall be 4 stories or as shown on approved plans. The total height of the building of 50.02 is lower then the maximum height allowed for buildings within 1 mile of the Capital.
- E. **Yard Requirements:** Yard areas will be provided as shown on approved plans.
- F. **Landscaping:** Site landscaping will be provided as shown on approved plans.
- G. **Accessory Off-Street Parking & Loading:** Accessory off-street parking and loading will be provided as shown on approved plans.
- H. **Lighting:** Site lighting will be provided as shown on approved plans.
- I. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinance, as compared to the R6 district, or signage will be provided as approved on the recorded plans.
- J. **Family Definition:** The family definition of this PUD_SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R6 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 approved by the City Plan Commission.

Exhibit A
Legal Descriptions
437-441 W. Mifflin Street
Madison, WI 53703

LOT 1

Legal Description: Parcel Number: 070923116169 Address: 437 W Mifflin St

Lot Number: 3

Block Number: 43

5695.08040

Original Plat NE ½ OF

LOT 2

Legal Description: Parcel Number: 070923116177 Address: 441 W Mifflin St

Lot Number: 3

Block Number: 43

5556.38027

Original Plat SW ½ OF

TOTAL / 11,251.46



April 13, 2005

Madison Plan Commission
215 Martin Luther King Jr. Blvd., Room LL-100
Madison, WI 53701-2985

Dear Commissioners:

Madison Development Corporation is applying for a PUD-SIP rezoning of 437-439 and 441-443 W. Mifflin St., as well as Demolition Permits for two existing structures at these addresses.

The **existing conditions and uses** of the properties are two duplex apartment buildings. The structure at 437-439 W. Mifflin contains two 2 bedroom flats. This building is in serviceable condition, but is past its useful life. It has a poor sandstone foundation, 30 amp electric service and is highly energy inefficient. The building was determined by the City of Madison TIF 28 Project Plan to be underutilized and blighted. This property is occupied by rental tenants. The building at 441-443 W. Mifflin contains two 1bedroom flats. This property is in unsound condition. It was damaged by a vagrant set fire in the basement, which damaged several joists and the boiler, as well as creating significant smoke damage. The building also has a sandstone foundation, 30 amp electric service, is not energy efficient, and the heating system needs total replacement. This building was also designated in the Project Plan for TIF 28 as underutilized and blighted. This building is vacant.

Development Schedule: MDC requests demolition permits for the buildings and would demolish on or about August 15, 2005, upon the end of the lease period for the tenants at 437-9 W. Mifflin. We would select a contractor and initiate construction shortly thereafter, and hope to complete construction in June of 2006, of a new 23 unit apartment building with 16 underground parking stalls. A contractor has not yet been chosen. Our architect for the project is Colin Godding of Architecture CSG, and landscape architect is Schreiber,Anderson. Vic Villacrez of InFill Investments consultants has provided assistance in the pre-development of the project. The property will be owned and managed by MDC, a local non-profit development company which owns and manages about 250 apartments in Madison and Dane County. MDC is the current owner of the subject properties. Frank Staniszewski, President of MDC is the principal contact for the project.

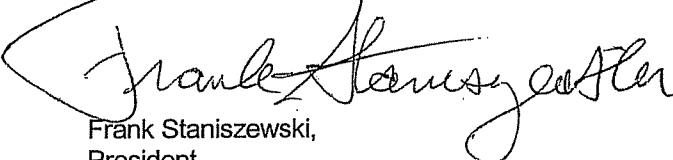
The **new building** will contain 23 residential apartment units, including eight 2 bedrooms and fifteen 1 bedroom units. Four of the 2 bedroom units will be rented at market rates of about \$1,000 per month. Two of the 2 bedroom units will be restricted to residents earning 50% or less of County Median Income (CMI), and two 2 bedroom units will be restricted to tenants earning below 60% of CMI. All restricted income 2 bedroom units will be rented for \$676 per month. The building will have fifteen 1 bedroom units, including four at market rates, rented at \$800 per month. There will be seven 1 bedroom units restricted to residents earning at or below 50% of CMI, with rents of \$572 per month. There will also be four 1 bedroom units restricted to tenants at or below 60% of CMI, also rented at \$572 per month. Included in the total of fifteen affordable apartments are 4 which are designated for Inclusionary Zoning (IZ). The building will also provide 16 underground parking stalls, and will apply for 4 on street permits, as provided by the IZ Ordinance. The property is about .25 of one acre, or 10,890 square feet. The parking level contains 6,952.5 square feet. The building is 4 stories; three stories at the front elevation facing the street, with a fourth floor set back about 10 feet from the third floor face to reduce the height appearance of the front elevation. The residential floors contain 21,645.4 square feet. There are also exterior porches containing 424.7 square feet.

I look forward to meeting with the Commission to discuss our proposal.

8

April 13, 2005

Sincerely,



Frank Staniszewski,
President

Legal Description : 437-441 West Mifflin Street

Lot 3, Block 43, Original Plat, City of Madison, Dane County, Wisconsin, containing
11,251.46 square feet.



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

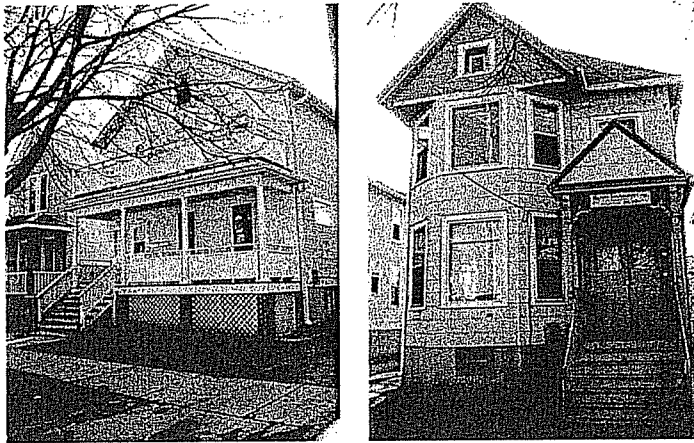
April 12, 2005

Project: Deconstruction and Renovation Recycling and Reuse Plan

Client: Madison Development Corporation

Location: 437/439 and 441/443 W. Mifflin Street

Project Manager: Rebecca Thorman, Madison Environmental Group, Inc.



These two houses, located at 437, 439 and 441, 443 W. Mifflin St., are student rented residential spaces.

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 properties located at 437/439 and 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 four story, 23 unit apartment building is planned for this location. The fourth story will be set back and fifteen of the units will be 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.

Building Materials

This category of materials includes building components such as doors, windows, trim, flooring, and ceiling tile. For example, in these two houses, there is approximately 1060 square feet of unpainted, mostly maple, hardwood flooring. All of the items in this category are physically attached to the building but can be removed by skilled or semi-skilled workers. Some of the items are in good condition.

Kitchen and Bathroom Fixtures

This category includes fixtures which require more effort to remove, are not integral to the building structure, and have reuse value. Examples found in these houses include sinks, vanities and medicine cabinets, mirrors, cabinets and countertops. Some of the items are in good condition.

Ceiling and Wall Fixtures

This category includes incandescent light bulbs (containing lead) and fluorescent light bulbs (containing mercury), and the fixtures which house the bulbs, which are located throughout the building. For example, there are 22 light fixtures throughout the two houses. Four of the light fixtures could have possible architectural significance. It also includes other fixtures such as shelves, towel and coat racks.

Equipment and Appliances

This category includes freestanding equipment and appliances. Examples that exist in these two houses include refrigerators, stoves, and lawn equipment.

Building Systems

This category includes the equipment and controls used for heating, cooling, plumbing, ventilation and electrical systems throughout the building. It also includes ductwork and pipes. For example, there are many radiators located throughout the two houses.

Metal

Most of the metal components include ductwork and mechanical equipment. For example, there are many metal covers and radiators in the two houses.

Wood

Unpainted wood may be suitable for recycling and painted wood may be suitable if the paint does not contain lead. There is much painted and unpainted wood framing and trim around the doors and windows of the houses.

Clean Concrete, Asphalt and Masonry Materials

Uncontaminated, or "clean," concrete, masonry, and asphalt is recyclable. The parking lot and surrounding sidewalks have some concrete elements which may be suitable for removal and recycling.

Miscellaneous

This category includes removable, usable items such as smoke alarms. In these two houses, it also includes items left in the houses by previous tenants such as a computer monitor.

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

materials that *Habitat ReStore* cannot use through email list serves, newspaper ads and if necessary, coordinate a two day public sale on a Friday and Saturday.

Kitchen and Bathroom Fixtures

Madison Environmental Group proposes to first market the fixtures such as sinks, cabinets, and mirrors to *Habitat ReStore*, whose trained volunteers can remove such items. The recycling manager will then market the remaining items through websites, emails, newspaper ads, and a public sale.

Ceiling and Wall Fixtures

Past experience has shown that fixtures have resale potential. Madison Environmental Group proposes to first market the significant antique light fixtures through the *Madison Historical Society* or another group of interested preservationists. The recycling manager will then market the remaining fixtures to individuals, using the 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 incandescent and fluorescent light bulbs, should be disposed of properly as required by law. A local vendor, *Midwest Lamp Recycling*, processes fluorescent light bulbs for a fee of 30 cents each (4 foot length), and incandescent bulbs can be recycled at *PKK Lighting* in Middleton.

Equipment and Appliances

The recycling manager will investigate potential reuse opportunities for equipment and appliances to the general public via, websites, emails, newspaper ads, and public sales. However, many of the appliances are old, so reuse potential is unlikely. If appliances cannot be reused, it is required by law to properly dispose of the hazardous materials. Cooling equipment in refrigerators (if they are not removed as a whole unit) contain refrigerant (Freon), which must be disposed of properly. Refrigerant should be drained from all heating and cooling equipment and can be reused. We recommend *Warren Heating and Air Conditioning* for draining refrigerant.

Building Systems

The recycling manager will market reusable systems components to local entities and contractors who may be able to reuse these components. However, typically interest in such systems is low. Systems components that are not reusable can be recycled; for example, ductwork and radiators can be sold to a metal salvage yard for market rates. Some radiators might also hold interest as decorative items as well and will be marketed through the list of previously described approaches.

It is required by law to properly dispose of hazardous materials if any exist. The hazardous materials in this category include mercury thermostats and refrigerant (Freon). Refrigerant should be drained from all heating and cooling equipment and can be reused. Any mercury-containing thermostats will be removed by HVAC professionals. We recommend *Warren Heating and Air Conditioning* for draining refrigerant and removing thermostats. Once removed, we recommend sending the thermostats for free processing at *Thermostat Recycling Corporation* in Golden Valley, MN. Madison Development Corporation should hire a qualified contractor to properly dispose of these and other hazardous materials.

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



May 24, 2005

Mr. Alan J. Martin, Secretary
Urban Design Commission
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53701-2985

Dear Al:

Enclosed for your transmittal to the Urban Design Commission (UDC) is a re-submittal of an application from Madison Development Corporation (MDC) for 437-9 and 441-3 W. Mifflin St.

At the April 20, 2005 meeting of the UDC we were encouraged to review design conflicts with the ideology of the future of the neighborhood as expressed by Brad Murphy of the City Planning Department. We had a meeting with Mr. Murphy and other principal planning staff. The outcome of that meeting was that there were no significant changes in size, materials, or predominant style (including the prominent center drive and garage door) that could be made to the project without adversely impacting the feasibility and affordability of the project. Therefore, Mr. Murphy advised us to re-submit for the judgment of the UDC.

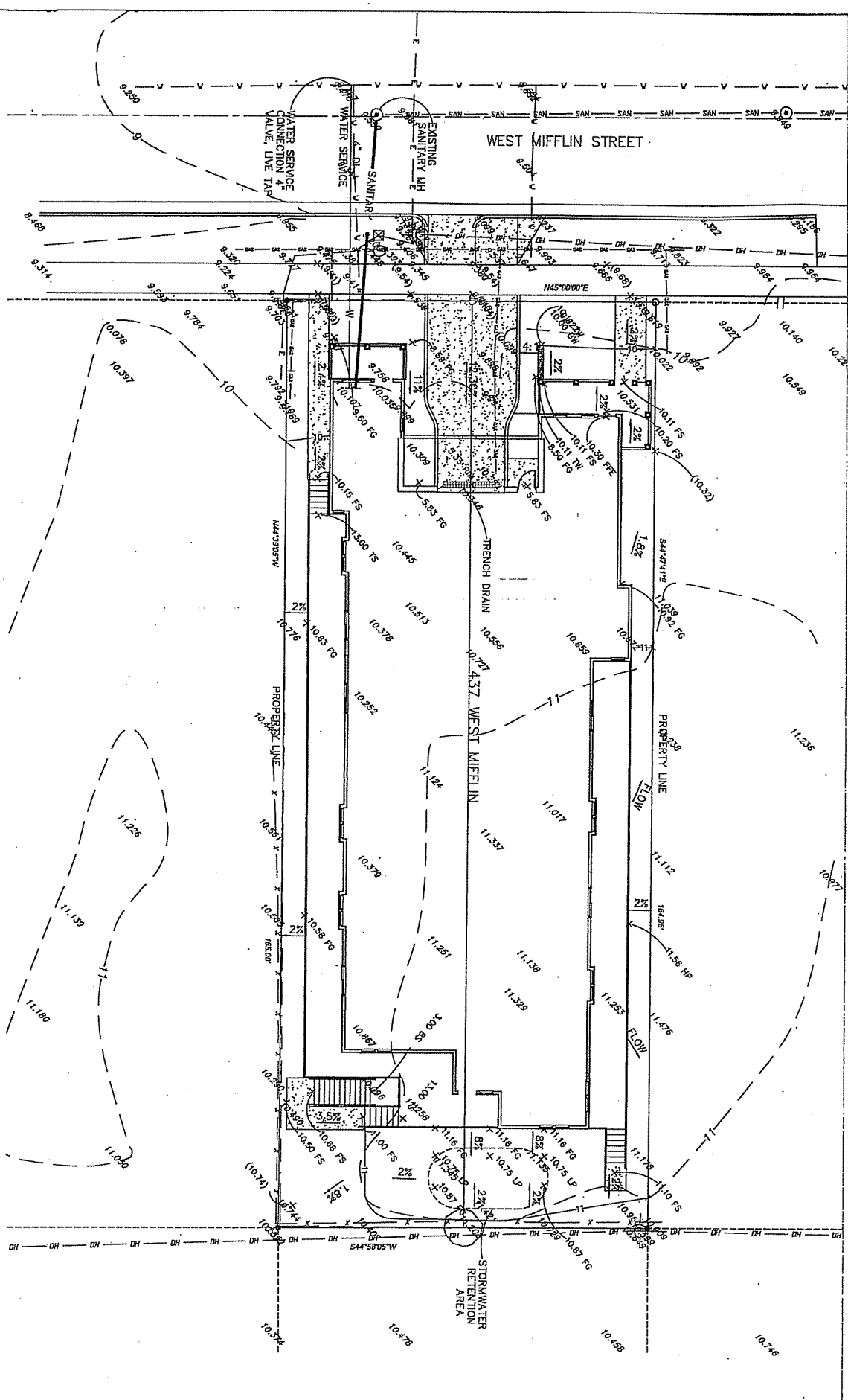
Therefore, the project is re-submitted without alteration. In response to specific requests expressed at the April 20, UDC meeting, our architect has included a couple sketches of decorative treatment options which may be added above the garage door. In addition we have determined that it would be possible to pull back the top floor by an additional two feet by rearranging unit floor plans on that level without adversely impacting size or marketability of the units. The plans submitted do not represent that action, but would be acceptable at the pleasure of the Commission. Currently the fourth floor is set back about ten feet further than the lower floors.

We have included a survey of open space on the block for comparison with the project as requested by Commissioner Geer. The analysis by SAA shows the proposed project in line with the average open space coverage of other properties on the block.

Sincerely,

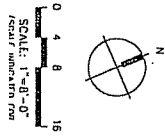
Frank Staniszewski,
President

8



LEGEND

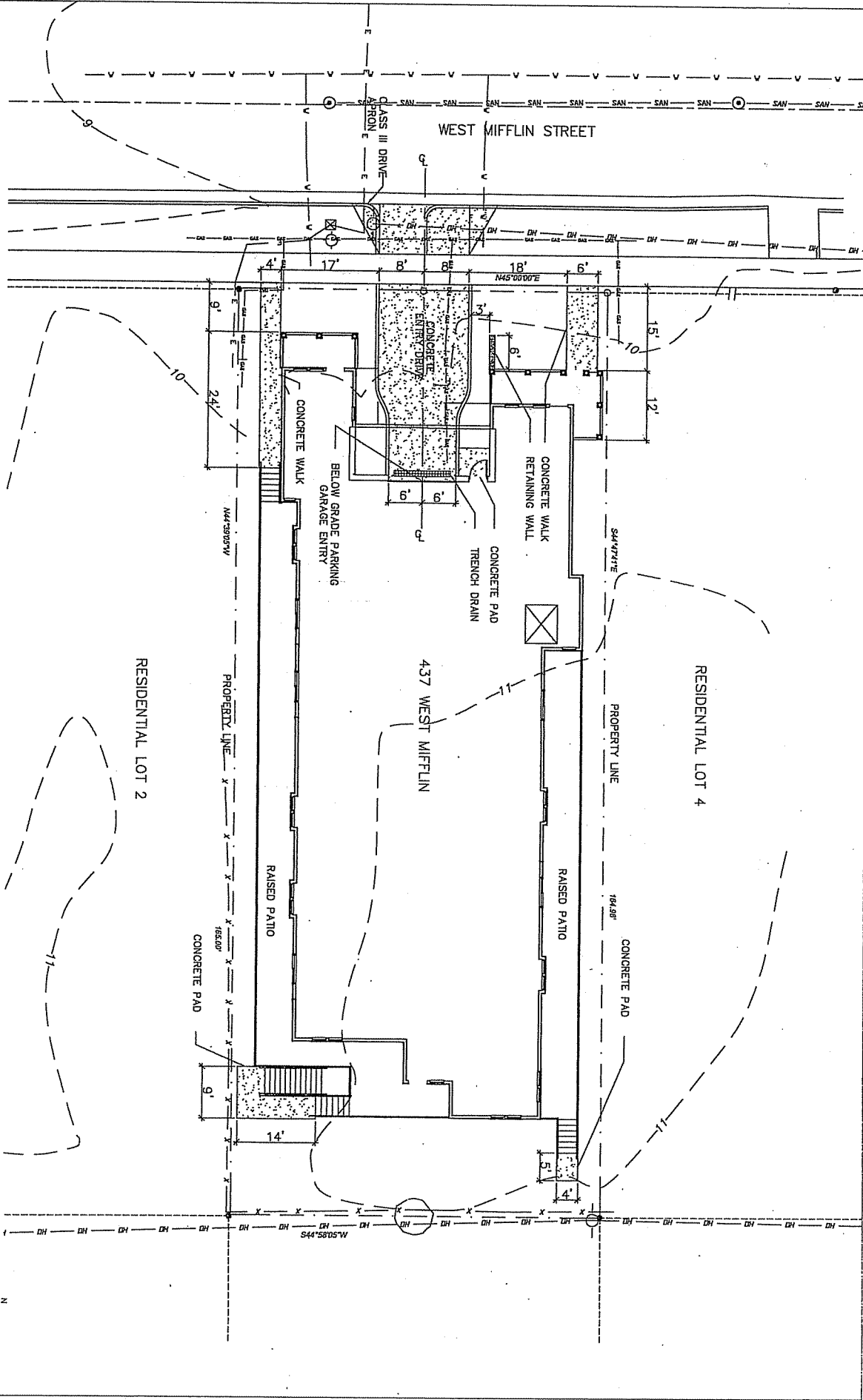
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
FTE	FINISH SURFACE ELEVATION
FS	FINISH SURFACE
FG	FINISH GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
HP	HIGH POINT
LP	LOW POINT
RL	RAIN ELEVATION
(10.00)	EXISTING GRADE



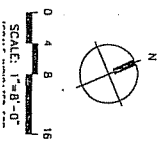
ARCHITECT:
ARCHITECTURE|CSG, INC.
 107 N. HAMILTON STREET

SAA # 2001
GDP/SIP GRADING /
 SAA
 SCHUBERT / AUSTIN / STREET / YORK / & L

PROJECT:
WEST MIFFLIN
 ADDRESS / CONTACT



NOTES:
 -BIKE PARKING TO BE LOCATED INTERNAL TO THE PARKING GARAGE

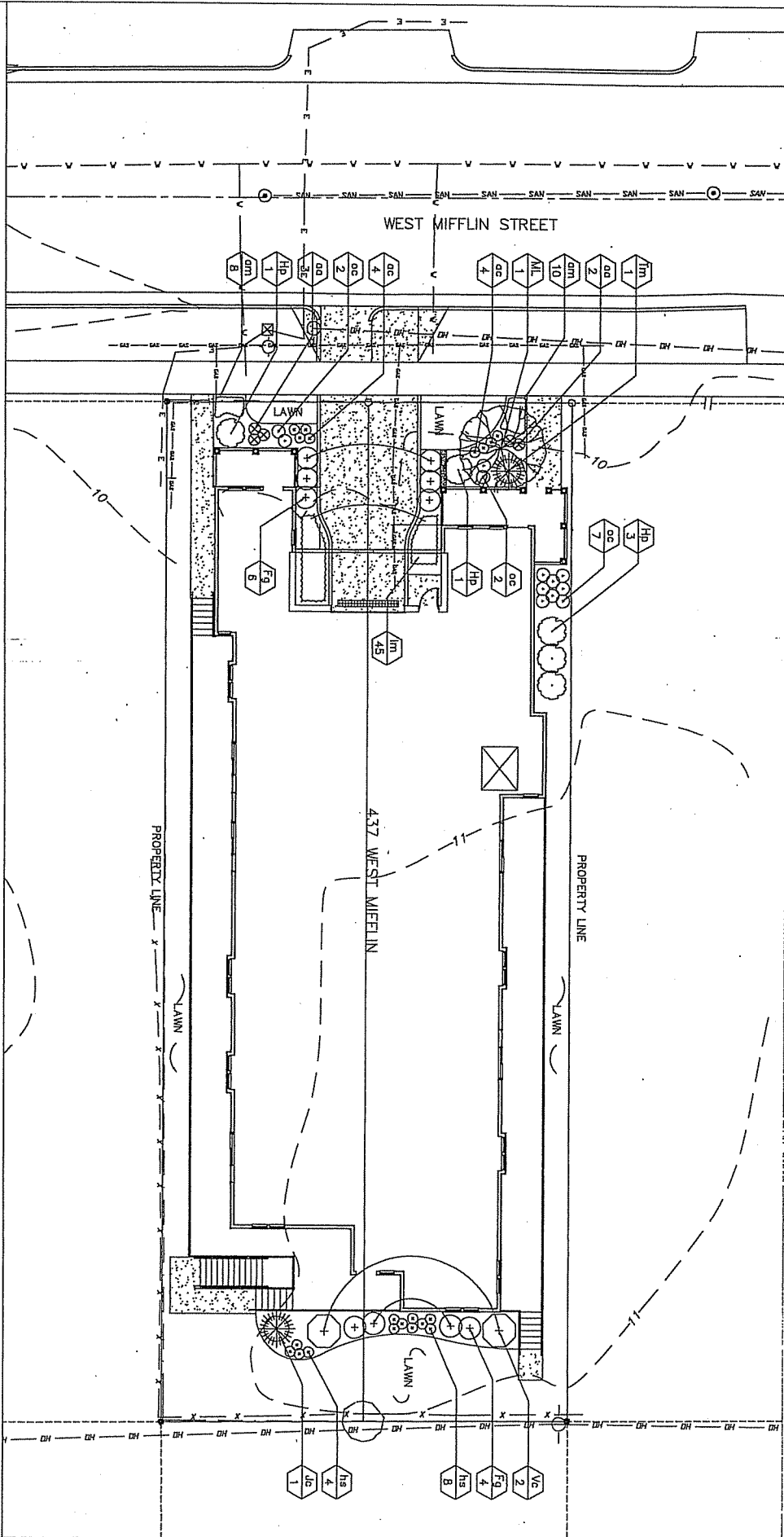


ARCHITECT:
 ARCHITECTURE|CSG, INC.
 107 N. HAMILTON STREET



GDP/SIP
 SITE PLAN

PROJECT:
 WEST MIFFLIN
 APARTMENT DWELLING



LANDSCAPE PLANT LEGEND

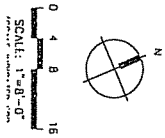
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QUANTITY	REMARKS
ORNAMENTAL TREES						
Tm	Magnolia x baccata Laurin's Magnolia	Leonard Magnolia	6' Ht.	B & B	1	
EVERGREEN SHRUBS						
Tr	Juniperus chinensis Kellogg Compact Tousa x media Danzoniana	Kellogg Compact Juniper Danzoniana Yew	#2 15"	Cont. B & B	1	

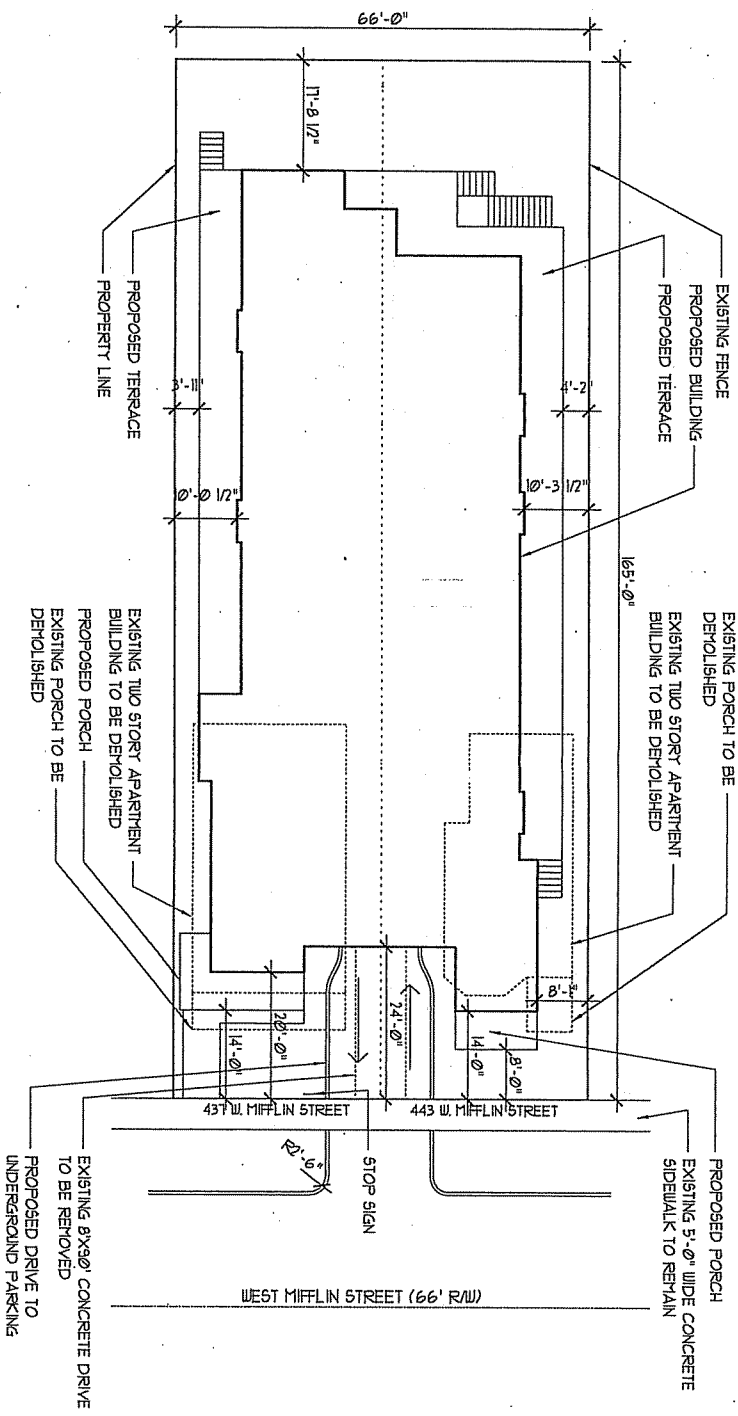
SHRUBS

Fg	Forsythia gourdii	Dwarf Bottle Brush	#2	Cont.	10	Slope stabilization
Hp	Hydrangea paniculata Pink Diamond	Pink Diamond Hydrangea	#5	Cont.	5	
Vc	Viburnum canadense	Witchwood Viburnum	#5	Cont.	2	

PERENNIALS

oc	Achillea x grandiflora "Deutschesland"	Deutschesland False Spirea	#1	Cont.	5	White Flowers
oc	Aquilegia canadensis	Wild Columbine	#1	Cont.	8	
om	Achillea millefolium	Lady's Mantle	Troy	Cont.	45	Groundcover
ha	Hemerocallis "Stella D'Oro"	Stella D'Oro Daylily	#1	Cont.	12	
ce	Ornithoglossum	Ornithoglossum Fern	#1	Cont.	4	





SITE INFORMATION

SITE ACREAGE: .25 ACRE
 GROSS SQUARE FOOTAGE:
 PARKING LEVEL: 6,952.5 SF
 RESIDENTIAL LEVEL: 216,423 SF
 EXTERIOR PORCHES: 4746 SF
 USABLE OPEN SPACE: 1110 SF
 FLOOR AREA RATIO: 1.98
 SITE COVERAGE RATIO: .64

PARKING INFORMATION

PARKING STALLS REQUIRED: 0
 PARKING STALLS PROPOSED: 16
 ACCESSIBLE STALLS: 1

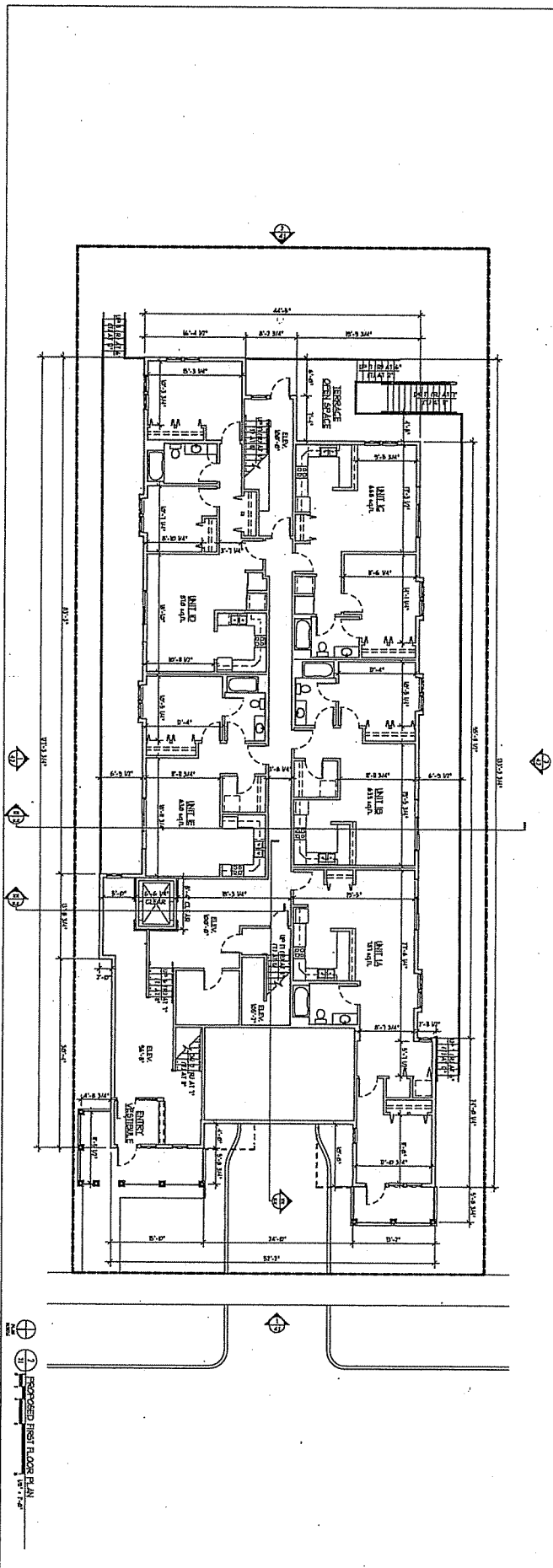
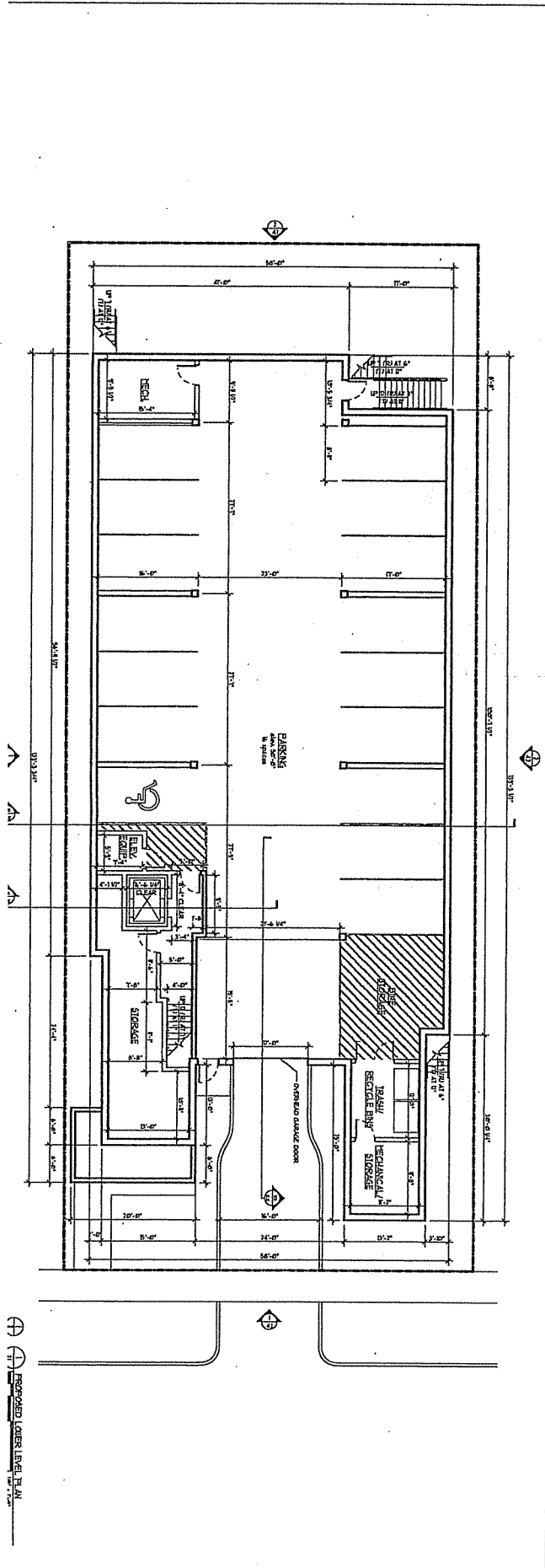
DWELLING UNIT INFORMATION

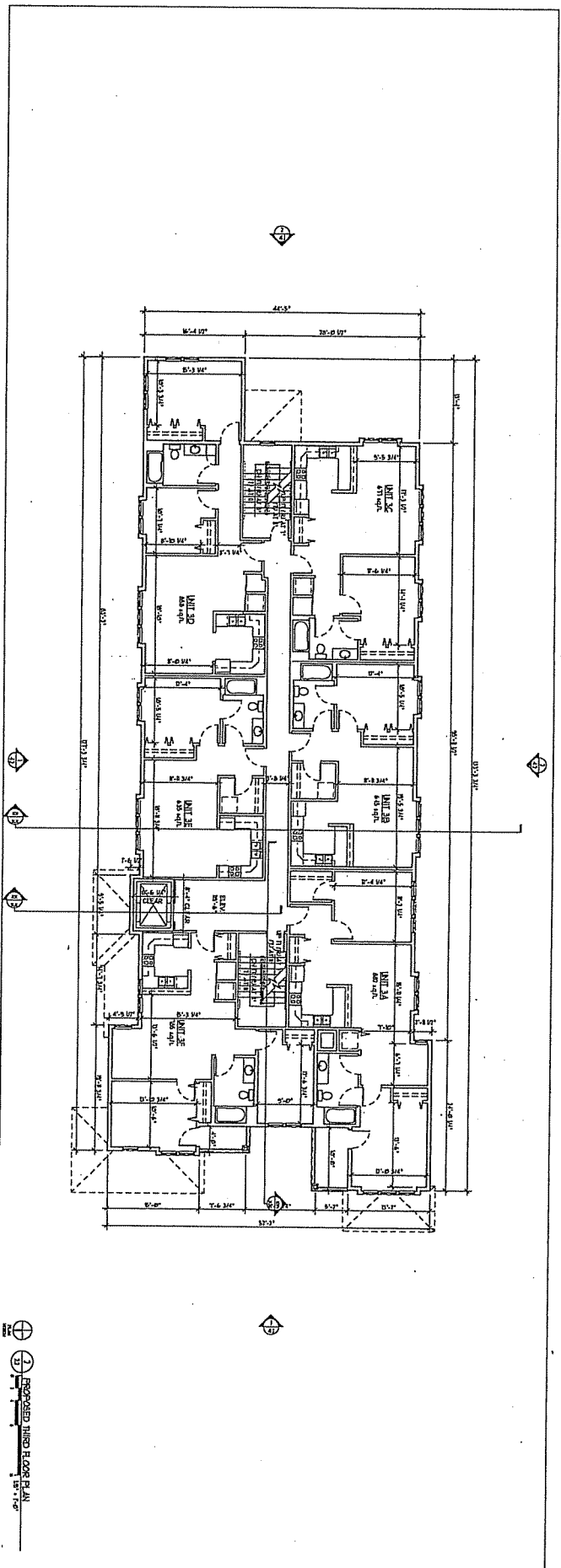
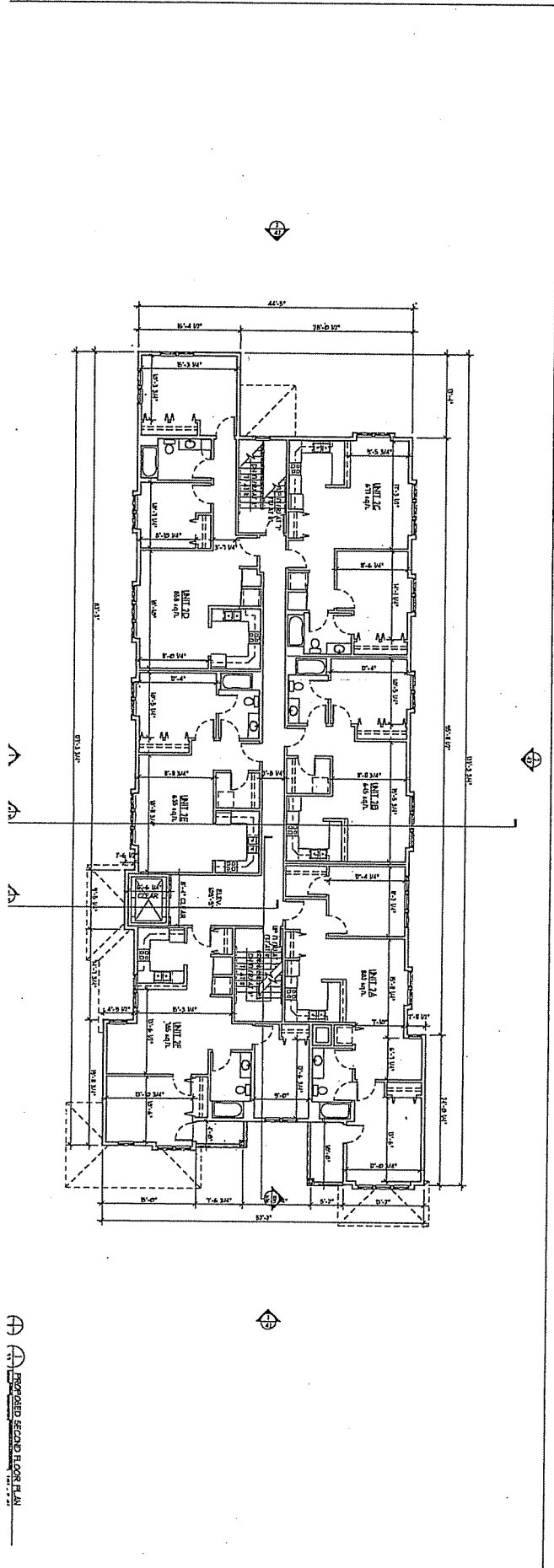
TOTAL DWELLING UNITS: 23
 TWO BEDROOM UNITS: 8
 ONE BEDROOM UNITS: 14
 EFFICIENCIES: 1



PROPOSED SITE PLAN
 1" = 20'-0"







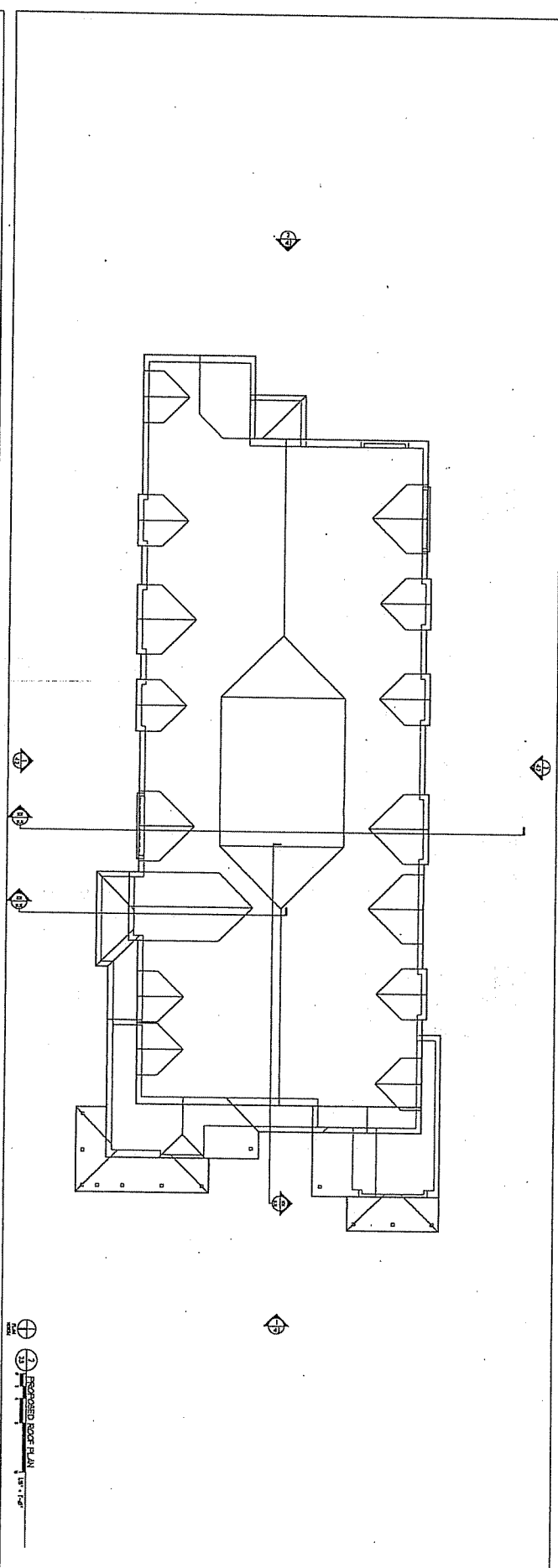
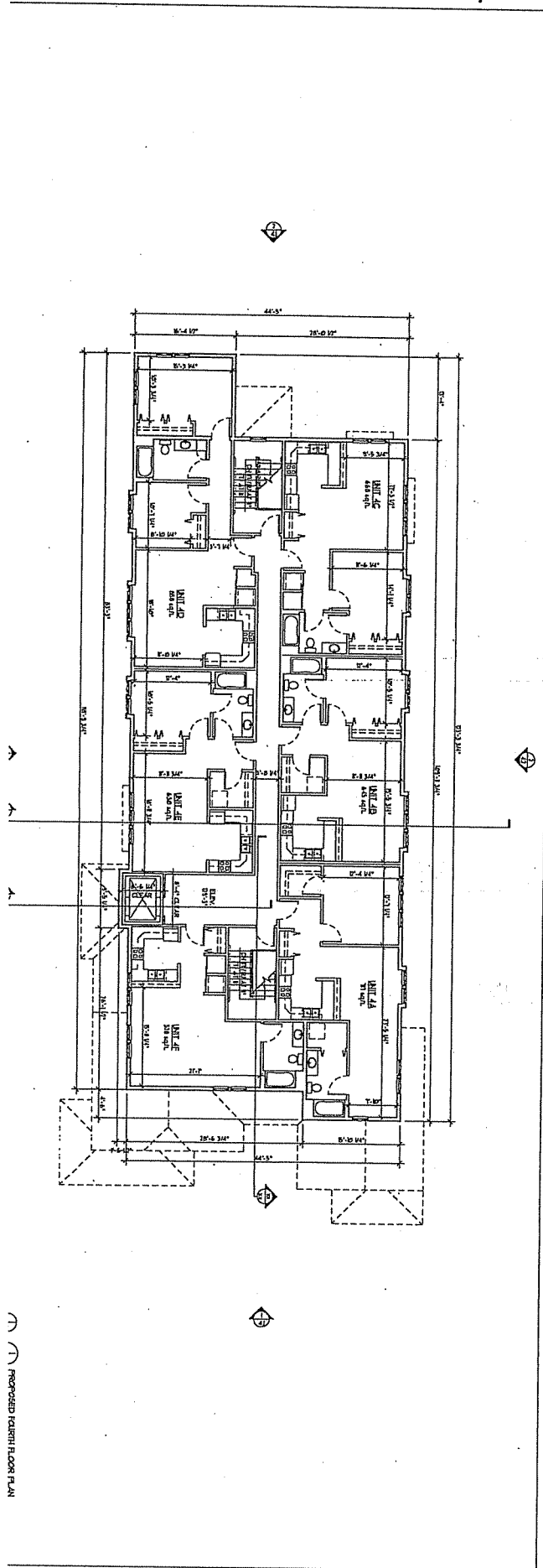
PROPOSED SECOND FLOOR PLAN

PROPOSED SECOND FLOOR PLAN



ARCHITECT:
ARCHITECTURE | CSG
 107 N. HAMILTON STREET
 MADISON, WI 53703 608/251-4402

PROJECT:
MDC MIFFLIN STREET RESIDENCES
 437 WEST MIFFLIN STREET
 MADISON, WI 53703



PROPOSED FOURTH FLOOR PLAN

PROPOSED ROOF PLAN



OPEN SPACE ANALYSIS

WEST MIFFLIN

APARTMENT DWELLING

437 WEST MIFFLIN STREET MADISON, WI 53703

8

SAA # 2081



SCHREIBER / ANDERSON
ASSOCIATES, INC.
P 608.255.0800
F 608.255.7750



Open Space Analysis

Project	Site SF	Building Footprint	Building % Coverage	Pavement SF	Lot Coverage (building & pavement)	Open Space SF	Open Space % Coverage	Units	# of Stories
Proposed Development									
441/439 W. Mifflin Street	10,990	7,350	66.9%	855	74.7%	2785	25.3%		4
West Mifflin (odds)									
401/403	3,267	1,750	53.6%	950	82.6%	567	17.4%	8	3
405/407	2,326	1,200	51.6%	800	86.0%	326	14.0%	2	2
409	4,435	1,154	26.0%	1,655	63.3%	1626	36.7%	2	2
413	5,354	850	15.9%	2,666	65.7%	1838	34.3%	1	2
417	5,415	1,175	21.7%	2,716	71.9%	1524	28.1%	1	2
423	5,465	1,050	19.2%	2,722	69.0%	1693	31.0%	2	2
425	5,462	1,200	22.0%	2,000	58.6%	2262	41.4%	1	2
427	10,990	1,300	11.8%	8,850	92.4%	840	7.6%	4	2.5
433	5,439	1,100	20.2%	3,155	78.2%	1184	21.8%	2	2
435*	5,344	900	16.8%	3,149	75.8%	1295	24.2%	2	2
445*	5,539	1,000	18.1%	3,149	74.9%	1390	25.1%	1	2
447	5,449	1,200	22.0%	3,149	79.8%	1100	20.2%	4	2.5
449	2,736	1,250	45.7%	483	63.3%	1003	36.7%	3	2.5
451/453	2714	1,260	46.4%	483	64.2%	971	35.8%	3	2.5
West Mifflin (evens)									
404/406	8,673	1,450	16.7%	3,956	62.3%	3267	37.7%	5	2
408	4,502	1,530	34.0%	1,800	74.0%	1172	26.0%	6	3
410/412	4,408	1,600	36.3%	1,625	73.2%	1183	26.8%	4	3
416	8,512	4,100	48.2%	3,250	86.3%	1162	13.7%		3
420**	4,494	0	0.0%	4,494	100.0%	0	0.0%		n/a
424	4,119	1,000	24.3%	1,470	60.0%	1649	40.0%	1	2
434	26,882	11,823	44.0%	12,108	89.0%	2951	11.0%		3
444	4,557	1,200	26.3%	1,907	68.2%	1450	31.8%	2	3
448	4,331	1,500	34.6%	1,825	76.8%	1006	23.2%	3	3
450	3,260	1,020	31.3%	1,300	71.2%	940	28.8%	2	2
454	3,246	1,060	32.7%	1,300	72.7%	886	27.3%	3	3
West Washington (evens)									
404	4,158	1,700	40.9%	1700	81.8%	758	18.2%		2
408	3,564	800	22.4%	1500	64.5%	1,264	35.5%	2	2
412	3,267	1,250	38.3%	1500	84.2%	517	15.8%	4	2
416**	5,445	0	0.0%	5445	100.0%	0	0.0%		n/a
418	5,445	1,100	20.2%	2850	72.5%	1,495	27.5%	2	2
420	5,445	700	12.9%	3000	68.0%	1,745	32.0%	1	1
422/424	5,445	1,400	25.7%	2850	78.1%	1,195	21.9%	2	2
426	5,445	1,025	18.8%	3200	77.6%	1,220	22.4%	2	2
430	5,445	1,616	29.7%	3200	88.4%	629	11.6%	2	2
432/434	5,445	1,450	26.6%	2850	79.0%	1,145	21.0%	3	3
436/438	5,445	1,500	27.5%	2850	79.9%	1,095	20.1%	3	3
440/442*	5,445	1,250	23.0%	2850	75.3%	1,345	24.7%	3	3
444/446*	5,445	1,220	22.4%	2850	74.7%	1,375	25.3%	4	3
448	10,890	4,900	45.0%	5299	93.7%	691	6.3%		0
450	2,805	1,118	39.9%	1200	82.6%	487	17.4%	4	3
454	2,805	1,220	43.5%	1200	86.3%	385	13.7%	3	3

* Adjacent Property

** Parking Lot

437-441 W Mifflin St.

May 1, 2005

Page 2

ZONING CRITERIA

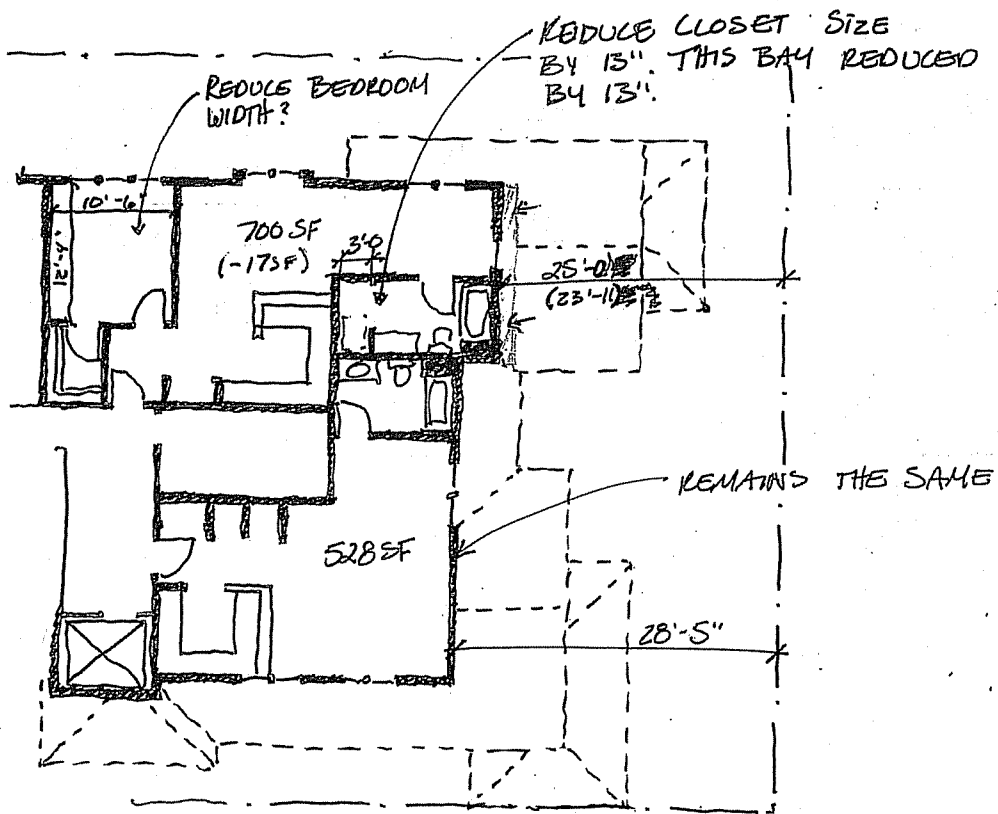
Bulk Requirements	Required	Proposed
Lot Area	12,600 sq. ft.	10,890 sq. ft. *
Lot width	50'	66'
Usable open space	2,170 sq. ft.	1,655 sq. ft. *
Front yard	20'	7.5' *
Side yards	19.375'	1' & 4' *
Rear yard	30'	23'*
Floor area ratio	2.0	2.026 *
Building height		

Site Design	Required	Proposed
Number parking stalls	0 (Central business distr)	15
Accessible stalls	1	(4)
Loading	1 (10' x 35')	Provided in drive aisle
Number bike parking stalls	23	(1)
Landscaping	As shown	adequate
Lighting	n/a	n/a

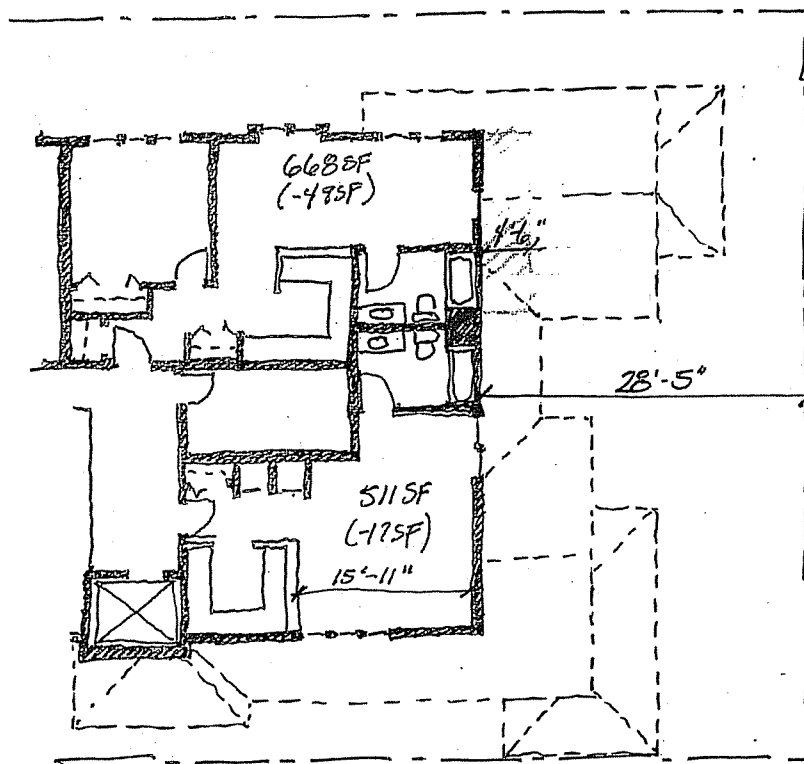
Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	No
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.

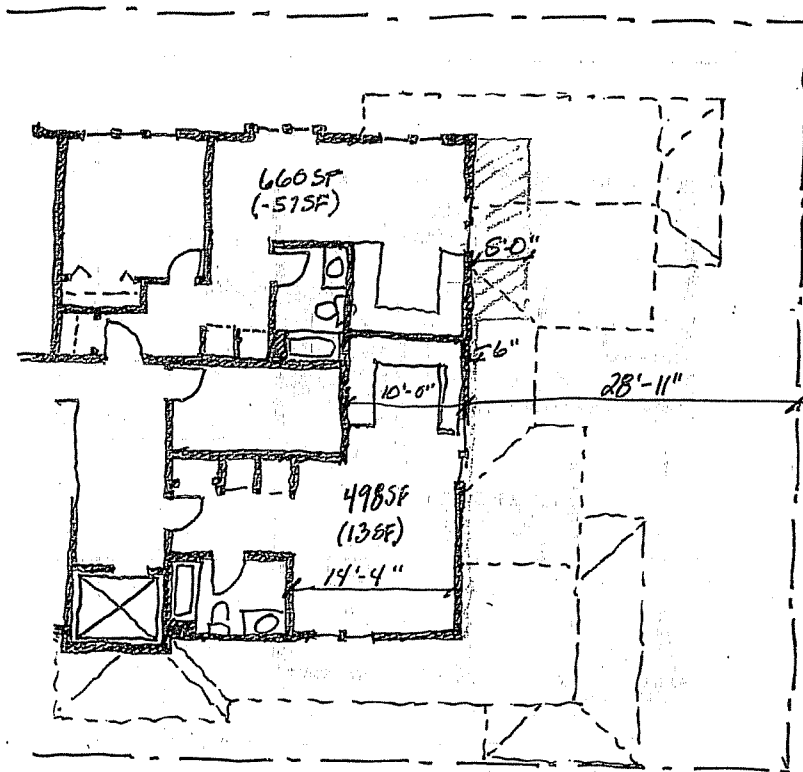
* Since this project is being rezoned to the **PUD** district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the R-6 district, because of the surrounding land uses.



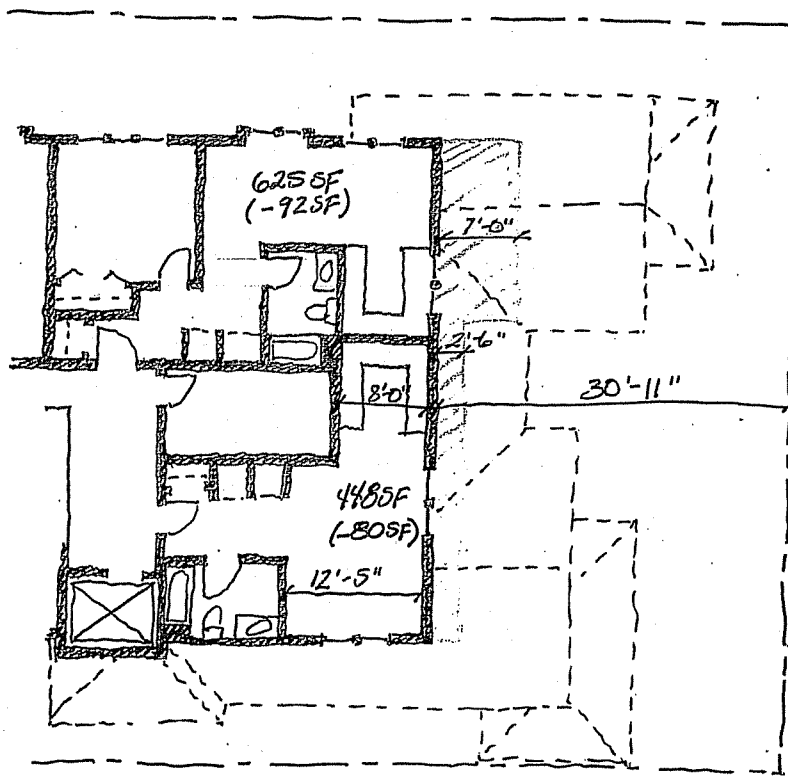
FOURTH FLOOR PLANS OPTION



FOURTH FLOOR PLAN OPTION



FOURTH FLOOR PLAN OPTION



FOURTH FLOOR PLAN OPTION

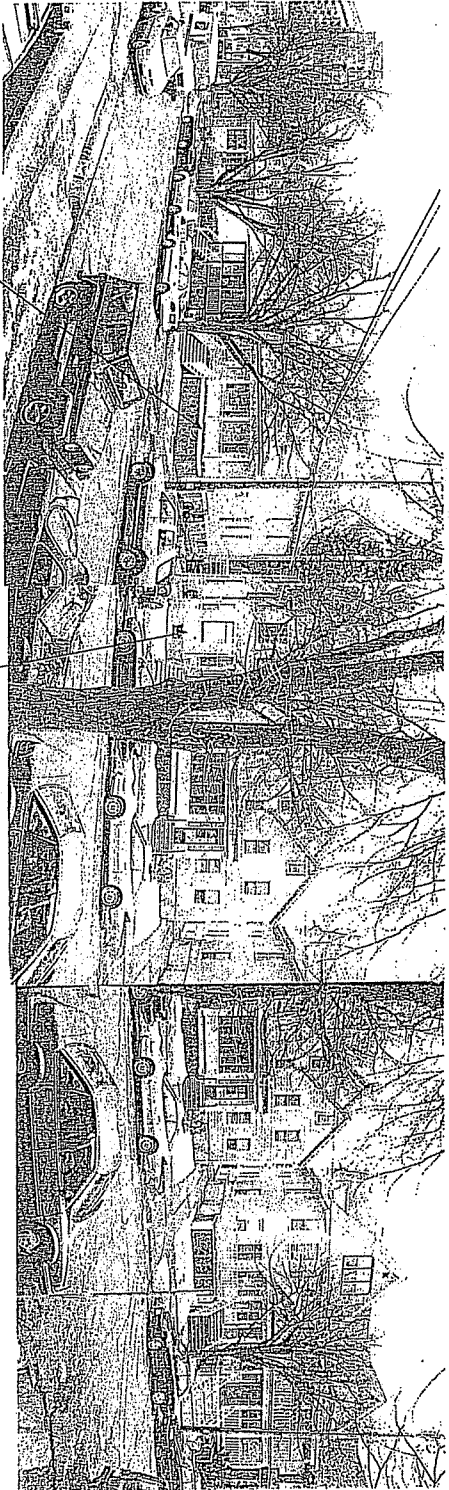


MIFFLIN STREET ELEVATION OPTION:



MIFFLIN STREET ELEVATION OPTION

Contextual Site Information
Photos of 437-441 W. Doty Street.



Madison Development Corporation
UDC Submittal
April 13, 2005

Inclusionary Dwelling Unit Plan Application

437-441 W. Mifflin Street
Madison, Wisconsin

Prepared for:
Madison Development Corporation
For Submittal to the City of Madison Department of Planning.

Prepared by:
Infill Investments
Victor Villacrez, MBA

544 W. Main Street # 404
Madison, WI 53703
608.658.6388

April 7, 2005

Table of Content
Corresponds to IDUP Application

1. The total number of inclusionary dwelling and market rate Units.....	3
2. Break down of unit size by number of bedrooms.....	3
3. The projected rental prices for the inclusionary dwelling units (IDUs).....	3
4. Incentive sought from the City for the construction of the IDUs.....	3
5. Statement describing the general character of the intended development.....	3
6. Identification of ownership.....	3
7. Construction schedule.....	3
8. Plans of the proposed project.....	3
9. Arrangement of buildings.....	3
10. Location and distribution of UDUs throughout the development.....	4
11. Outline of intended organizational structure, agreements, bylaws, provisions, deed restrictions or covenants for any proposed property owner.....	4
12. Part 1 Development Information.	
13. Exhibits	
14. Drawings and building information	

1. **The total number of inclusionary dwelling and market rate Units.**
There will be total of 23 units in the Mifflin Street Housing Project. There will be 4 IDUs constructed, meeting the 15% required by the Inclusionary Zoning ordinance. There will be 8 market rates units constructed. The remaining 11 units will be income restricted unit required by the GDBG office. See Exhibit 1
2. **Break down of unit size by number of bedrooms.**
See Exhibit 1 Unit Mix and Size for breakdown of unit size and number of bedrooms.
3. **The projected rental prices for the inclusionary dwelling units (IDUs).**
A detailed break down of the rental prices being offered is included in Exhibit 1
4. **Incentive sought from the City for the construction of the IDUs.**
Based on the unit mix approved and recommended by the CDBG commission, a total of 7 incentive points have been achieved. Three points will be used to increase the density of the proposed project from the baseline of 72.6 units per acre to the proposed 92 units per acre. The additional four incentive points are utilized in appreciation of other subsidies reserved by the CDBG office. See Exhibit 1.
5. **Statement describing the general character of the intended development.**
Madison Development Corp. (MDC) proposes to convert four existing 1 and 2 bedroom units to 23, 1 and 2 bedroom units with under-ground parking. The buildings being replaced at 437-39 and 441-43 W. Mifflin are aging structures that have no historic significance and are beyond their useful life. The new structure replacing these two building will enhance the character of the neighborhood by maintaining the Victorian facades, porches, street silhouette and charm of gracious homes of another era while providing the residents with new, quality, affordable rental units. The project will provide five times the affordable rental housing currently available on that site, 65% of the units will be affordable at 60% CMI and below. The target market is lower scale downtown workers, those requiring accessible units, students and the developmentally or mentally disabled. We have found that there is great need for this type of housing in the downtown market, but that given the cost of developing new housing or of maintaining the old housing it becomes very difficult to meet this need. Other unique aspects of this project are the use of green building techniques and the inclusion of energy conservation and value added building techniques to allow us to improve the quality of the units and their long term affordability in terms of maintenance and utility costs.
6. **Identification of ownership.**
The proposed project is being developed by the Madison Development Corporation. MDC is a community based development company located at 550 W. Washington Avenue Madison Wisconsin. MDC is a non-profit 501C(3) organized in the state of Wisconsin. The following is a list of directors
President: Frank Staniszewski
Board of Directors: Cynthia Cauthem-Chair
Thomas P. Solheim, Vicki L. Bankston, Ruth Ann Schoer, Victor M. Arellano, Jay J. Loewi, Mary E. Strickland, Godwin A. Amegashie, Paul M. Zukowski, Stuart Levitan, Ron Bergenthal, William Beisenstein, John McClure
7. **Construction schedule.**
There is no phasing in the project. All IDUs will be constructed in the initial and only phase of the development. See Exhibit II for development schedule.

8. Plans of the proposed project.

See architectural drawings attached at the end of this submittal but not labeled.

9. Arrangement of buildings.

See architectural drawings attached at the end of this submittal but not labeled.

10. Location and distribution of IDUs throughout the development.

The four designated IDUs are located one per floor. Please refer to Exhibit I for exact placement information and floor plans for location within the building.

11. Outline of intended organizational structure, agreements, bylaws, provisions, deed restrictions or covenants for any proposed property owner.

All MDC information is on file with the CDBG office.

PART 1 - DEVELOPMENT INFORMATION:

Project or Plat: MDC's Mifflin St. Project
 Project Address: 437-441 W. Mifflin St Project Area (in acres): .25
 Developer: MADISON Development Corp Representative: Frank Staniszewski
 Street Address: 550 W. Washington City/State: MADISON WI Zip: WI 53703
 Telephone: (608) 256-2799 Fax: (608) 256-1560 Email: _____
 Agent, If Any: Victor Villacruz Company: Infill Investments
 Street Address: 544 W. Main St #404 City/State: MADISON WI Zip: 53703
 Telephone: (608) 658-6588 Fax: () Email: vicvillacruz@yahoo.com

PART 2 - PROJECT CONTENTS:

Complete the following table as it pertains to this project:

Residential Use	MARKET-RATE UNITS		INCLUSIONARY UNITS		Total Units	Acres
	Owner-Occupied Units	Renter-Occupied Units	Owner-Occupied Units	Renter-Occupied Units		
Single-Family						
Duplexes						
Multi-Family		8		4	23	.25
TOTAL		8		4	23	.25

PART 3 - AFFORDABLE HOUSING DATA:

Number of Inclusionary Dwelling Units Proposed by Area Median Income (AMI) Level and Minimum Sale/Rent Price							
	30%	40%	50%	60%	70%	80%	Total
Owner-Occupied Units							
Number at Percent of AMI							
Anticipated Sale Price							
Rental Units							
Number at Percent of AMI			9	6			15
Maximum Monthly Rent Price			572(1)	572(1)			
			676(2)	676(2)			

PART 4 - DWELLING UNIT COMPARISON:

Complete the following table as it pertains to this project:

	MARKET-RATE UNITS					INCLUSIONARY UNITS				
	Studio / Effcy	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms	Studio / Effcy	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms
Owner-Occupied Units with:										
Minimum Floor Area:										
Rental Units With:		4	4				2	2		
Minimum Floor Area:		639	789				537	800		

528 787 CONTINUE →

PART 5 – INCENTIVES: Section 28.04 (25) of the Zoning Ordinance provides the opportunity for applicants in projects where affordable dwelling units are required or where the developer has agreed to pay money in lieu of inclusionary dwelling units, to receive one or more incentives as compensation for complying with the Inclusionary Zoning requirements. Each of the eleven incentives listed below are affixed a point value. The incentive points available to an applicant is dependent upon the number of affordable dwelling units proposed at the various area median income (AMI) levels. The program rewards projects both for having a higher number of affordable dwelling units provided at lower AMI levels, and for having a higher percentage of affordable dwelling units incorporated into the development. The incentive and the corresponding number of points available are listed below. (MAP=Maximum Available Points) Please mark the box next to the incentives requested.

Incentive	MAP	Incentive	MAP
<input checked="" type="checkbox"/> Density Bonus (varies by project)	3	<input type="checkbox"/> Cash subsidy from Inclusionary Unit Reserve Fund up to \$10,000 per unit for up to 50% of the affordable units provided.	2
<input type="checkbox"/> Parkland Development Fee Reduction	1	<input type="checkbox"/> Cash subsidy from Inclusionary Unit Reserve Fund of \$5000 for up to 50% of on-site affordable units in projects with 49 or fewer detached units or projects with four or more stories and 75% of parking provided underground.	2
<input type="checkbox"/> Parkland Dedication Reduction	1	<input type="checkbox"/> Neighborhood Plan preparation assistance	1
<input type="checkbox"/> Off-street Parking Reduction up to 25%	1	<input type="checkbox"/> Assistance obtaining housing funding information	1
<input type="checkbox"/> Non-City provision of street tree planting	1		
<input type="checkbox"/> One addl. story in Downtown Design Zones	1		
<input type="checkbox"/> Residential parking permits in a PUD/PCD	1		
<input checked="" type="checkbox"/> Incentives Not Assigned a Point Value by Ordinance (Explain): <u>EDBB Funding</u>			

PART 6 – WAIVER: The Plan Commission may waive the requirement to provide inclusionary dwelling units in the development if the applicant can present clear and convincing financial evidence that providing the required number of inclusionary dwelling units on-site renders providing the required number of inclusionary units financially infeasible. In such a case, a developer may request a waiver to provide the units off-site, assign the obligation to provide the units to another party, or pay cash in lieu of the units, or any combination of the above. If the waiver is granted, the required units may be provided as new construction off-site in another development within one mile of the subject development; off-site units shall be provided at least 1.25 times the number of units if provided within the subject development. Off-site units must be constructed within one year of the time that they would have been constructed within the subject development. The applicant may opt to pay money into the Inclusionary Unit Reserve Fund based on contribution rates established in Section 28.04 (25) of the Zoning Ordinance. If provision of the inclusionary dwelling units through the waiver is still financially infeasible, the developer may seek a reduction in the percent of units to the point where the project becomes financially feasible. If such a waiver is requested, a detailed explanation shall be provided in the required project narrative demonstrating the financial infeasibility of complying with the ordinance requirements and the rationale for the alternative proposed.

- If a waiver is requested, please mark this box and include all of the necessary information required by the Zoning Ordinance and IZ Program Policy & Protocols to support your request.

PART 7 – APPLICANT'S DECLARATION:

The signer shall attest that this application has been completed accurately and includes all requests for incentives or waivers; that they have attended both required pre-application staff meetings and given the required notice to the district alderperson and neighborhood association(s) prior to filing this application; and that all required information will be submitted on the corresponding application for zoning and/or subdivision approval by the Plan Commission. The applicant shall begin the declaration by stating below whether or not the project complies with the various requirements of the inclusionary zoning ordinance. Check the applicable box and provide any supporting

Standards for Inclusionary Dwelling Units (IDUs)	Will Comply	Will not comply	Additional comments
Exterior Appearance of IDUs are similar to Market rate.	✓		
Proportion of attached and detached IDU units is similar to Market rate.	✓		
Mix of IDUs by bedroom size is similar to market rate.	✓		

CONTINUE →

Standards for Inclusionary Dwelling Units (IDUs) [continued]	Will Comply	Will <u>not</u> comply	Additional comments
IDUs are dispersed throughout the project.	✓		
IDUs are to be built in phasing similar to market rate.			NA
Pricing fits within Ordinance standards	✓		
Developer offers security during construction phase in form of deed restriction.	✓		
Developer offers enforcement for for-sale IDUs in form of option to purchase or for rental in form of deed restriction.	✓		
Developer describes marketing plan for IDUs.	✓		
Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification.	✓		
Terms of sale or rent.	✓		
	Yes	No	Additional comments
Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations.	✓		
Developer has requested waiver for off-site or cash payment.		✓	
Developer has requested waiver for reduction of number of units.		✓	
Other:			

- The applicant discussed this development proposal with representatives from the Planning Unit, Zoning Administrator and Community Development Block Grant Office on: 5/25/04 →
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: 2/22/05 →
- The applicant notified Alderperson Mike Verwee of District 4 of this development proposal in writing on: 3/9/04 →
- The applicant also notified Jim Skritney of the Capital Center neighborhood in writing on: 12/15/04 →
- The Inclusionary Dwelling Unit Plan Application package contains ALL of the materials required as noted on this form. I, as the undersigned, acknowledge that incomplete or incorrect submittals may cause delays in the review of this project. I am also familiar with the ongoing developer responsibilities summarized on page #2 of this application and outlined in the Inclusionary Zoning Ordinance and Program Policy and Protocols.

Applicant Signature Frank Stawiszewski, PRES Date 4/7/05
 Printed Name FRANK STAWISZEWSKI Phone 608-256-2799 x12

Exhibit 1

**Unit Mix and Size
Mifflin Project**

Madison Development Corp.

4/7/2005

Unit	IZ	Target Income	Bedroom	Bath	Price	Size (sf)
1st Floor						
1A		Market	1	1	\$800	787
1B	IZ	50%	1	1	\$572	639
1C		60%	1	1	\$572	668
1D		Market	2	1	\$1,000	870
1E		50%	1	1	\$572	630
2nd Floor						
2A		Market	2		\$1,000	882
2B		50%	1	1	\$572	645
2C		50%	1	1	\$572	677
2D	IZ	60%	2	1	\$676	858
2E		50%	1	1	\$572	635
2F		50%	2	1	\$676	787
3rd Floor						
3A		Market	2	1	\$1,000	882
3B		50%	1	1	\$572	645
3C		Market	1	1	\$800	677
3D		50%	2	1	\$676	858
3E		60%	1	1	\$572	635
3F	IZ	60%	2	1	\$676	787
4th Floor						
4A		Market	1	1	\$800	650
4B		50%	1	1	\$572	645
4C		60%	1	1	\$572	668
4D		Market	2	1	\$1,000	858
4E		Market	1	1	\$572	630
4F	IZ	60%	1	1	\$572	528
Total			31			16,541
1Bedrooms			15		MIN SF =	528
2 Bedrooms			8		MIN SF =	787
Total Units			23			

Targeted Income Levels Unit Breakdown

		50%	60%	70%	80%	100%
1 Bedroom		7	4			4
2 Bedrooms		2	2			4
Total		9	6	0	0	8
%		39%	26%			35%
Points		4	3			
Total Points	7				Total Units	23

Point Utilization

		DB Cal.	Points
Current Baseline Density of Dwelling Units/Acre		73	
Requested 10% Density Bonus		7	1
Requested 10% Density Bonus		7	1
Requested 10% Density Bonus		7	1
New Density with bonus per MGO 28.04 Subsection 25		94	
Proposed Unit Per Acre		92	
Points Used in Consideration of CDBG Funding			4
Total Points Achieved by Proposed Development			7
Total Points Used			7
Remaining Points			0



May 27, 2005

Ms. Kathy Voeck
Planning and Development
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53701-2985

Reference: 437-9 and 441-3 W. Mifflin St.

Dear Kathy:

At a recent meeting with Brad Murphy, he advised us of additional requirements for demolition permits required by Plan Commission, as set by City Ordinance Section 28.04(22). As required by this Ordinance, MDC would like to provide the following additional information to accompany our demolition and PUD Re-zoning request, which was submitted on April 13, 2005.

We have evaluated the current condition of the buildings at 437-9 and 441-3 W. Mifflin St., and determined that the properties are better suited for the alternative use as proposed in our application, as a new 23 unit apartment building. The current condition of the buildings is not suitable for rehabilitation based upon the cost estimates to bring those buildings up to the condition of the proposed new construction property. The attached demolition reports indicate that the buildings would require \$109,000 and \$119,000 respectively to bring them up to the new construction standards. In addition these cost estimates would still not create accessibility nor include modern fire prevention (such as sprinklers), as included in the proposed project. Those additional improvements would be even more cost prohibitive. Lastly, the proposed project provides newly constructed apartments and affordability. The rehabilitation costs required for the existing structures would not be financially feasible even at market rents, let alone affordable rental rates.

Also attached, for the information and review of Plan Commission, are the final Building Material Reuse Inventory(s) and accompanying Inventory Photos for the recycling of materials in the two buildings proposed for demolition. These reports were conducted by Madison Environmental Group, Inc.

A last attachment is a drawing prepared by Architecture CSG, demonstrating the fire-truck access elevation, in response to a request from Fire Marshal Ruckriegel, in his memo of May 24, 2005.

I hope this additional information is helpful.

Sincerely,

Frank Staniszewski,
President

P



Demolition report on 437-439 W. Mifflin

Building	Repair/ remodel needed	Estimated Cost
437/439 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.	????
	Total Rehab of 437-439 W. Mifflin	\$109,000 *
	*does not include costs for fire protection or accessibility	



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	

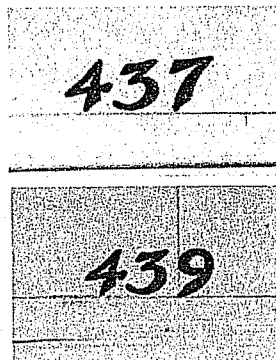


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Building Material Reuse Inventory

April 19, 2005

Project: Deconstruction Recycling and Reuse Plan
Client: Madison Development Corporation
Location: 437/439 West Mifflin Street
Project Manager: Rebecca Thorman, Madison Environmental Group, Inc.



Building Materials

Item	Quantity	Size & Description	Photo
Wood Flooring	36 sq. ft	12' L x 3' W, light maple, good condition	1
Wood Flooring	132 sq. ft	12' L x 11' W, light maple, good condition	1
Wood Flooring	192 sq. ft	16' L x 12' W, light maple, good condition	1
Wood Flooring	18 sq. ft	3' L x 6' W, light maple, good condition	1
Wood Flooring	171 sq. ft	179" L x 139" W, light maple, good condition	1
Wood Flooring	122 sq. ft	13' L x 9' W, light maple, good condition	1
Wood Flooring	81 sq. ft	113" L x 100" W, light maple, good condition	1
Wood Flooring	87 sq. ft	106" L x 117" W, light maple, good condition	1
Vinyl Flooring	33 sq. ft	83" L x 59" W in bathroom, 11' x 10' in kitchen	2
Vinyl Flooring	78 sq. ft	112" L x 105" W, in kitchen, extra in bathroom and foyer	2
Windows	2	71" H x 29" W opening, vinyl, double hung, white	3
Windows	8	60" H x 26" W opening, vinyl, double hung, white	3
Interior Door	9	Painted, white, wood, 4 panel	4
Closet Door	2	Bi-fold	5
Exterior Door	1	80" H x 32" W, aluminum	6
Storm Door	1	80" H x 32" W, Larson	7

Storm Door	2	80" H x 28" W, painted metal, white	7
Trim	misc.	Painted, wood, throughout	
Stair Railing	2	Wood, old	8
Cabinet Hardware	11	Square and metal	9
Ceiling Tile	misc.	White, in two rooms	
Plastic Lumber	misc.	Deck material	

Kitchen and Bath Fixtures

Item	Quantity	Size & Description	Photo
Cabinet	1	84" L x 26" D x 35" H, bottom , wood	10
Cabinet	1	84" L x 12" D, upper, wood	10
Cabinet	1	18" L x 12" D x 30" H, upper above refrigerator, wood	10
Cabinet	1	3' L x 2' D x 3' H, bottom sink unit , oak wood	11
Cabinet	1	35" L x 2' D x 3' H , bottom with four drawers, oak wood	
Cabinet	1	5' L x 1' D x 30" H, top with four doors, oak wood	12
Cabinet	1	7' L x 2' D x 32" H, painted wood white with three drawers	
Cabinet	1	Painted wood, white	13
Pantry	1	28" L x 97" H, painted wood, white , vintage	14
Countertop	1	3' L x 2' D + 3' L x 2' D, sink corner unit, laminate	
Countertop	1	84" L x 24" D x 12" H, laminate	
Vanity Sink	1	25" L x 19" D x 32" H, with cabinet, white, good condition	15
Medicine Cabinet	2	Mirror front, plastic and metal shelves	16
Sink	3		17

Ceiling and Wall Fixtures

Item	Quantity	Size & Description	Photo
Ceiling Fan	1	White and maple, good condition	18
Ceiling Fixture	8	Round, glass	19
Ceiling Fixture	1	Three bulb, wall mounted, silver metal	
Ceiling Fixture	1	Moderate condition	
Ceiling Fixture	1	Square, white	
Ceiling Fixture	3	Ceramic, oval, cream and pink, 2 bulb, possibly vintage	20
Ceiling Fixture	1	Metal, oval, 5 bulb, highly decorative, possibly vintage	21
Ceiling Fixture	1	Small 1 bulb with leaf styling, possibly vintage	22
Blinds	11	68" H x 27" W	23
Blinds	1	48" H x 52" W	23
Blinds	2	54" H x 23" W	23

Closet Shelf	3	Unit includes rod	
Wall Shelves	4	77" L, painted, white	
Wall Shelf	1	39" L, painted, white	
Wall Shelves	6	28" L x 12" D, formica, poor condition	
Towel Rack	3	Silver metal	
Closet Rod	1		
Toilet Paper Holder	1	"MC Horstmeyer Plumber, Madison, WI", possibly vintage	

Equipment and Appliances

Type	Quantity	Description	Photo
Stove	1	Hotpoint, gas, 4 burner, poor condition	24
Stove	1	Tappan, gas, 4 burner, poor condition	24
Refrigerator	1	29" L x 27" D x 65" H	25
Refrigerator	1	Sanya, 10 cu. Ft	25
Microwave	1	Sharp Carousel, half pint	
Microwave	1	Westinghouse	
Radiator Cover	1	46" L x 8" D x 41" H, cream decorative metal cover	26
Radiator Cover	1	46" L x 12" D x 41" H, cream decorative metal cover	26
Radiator Cover	1	32" L x 8" D x 40" H, cream decorative metal cover	26
Radiator Cover	1	72" L x 12" D x 24" H, cream decorative metal cover	26
Radiator Cover	1	40" L x 12" D x 41" H, cream decorative metal cover	26
Radiator Cover	1	34" L x 12" D x 24" H, cream decorative metal cover	26
Radiator Cover	1	32" L x 8" D x 41" H, cream decorative metal cover	26

Miscellaneous

Type	Quantity	Description	Photo
Doorbell	1		
Mailboxes	2	Metal, white	27
Thermostat	1		



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Inventory Photos

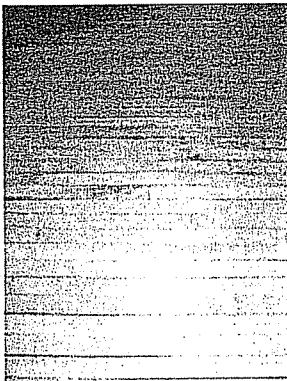
April 19, 2005

Project: Deconstruction Recycling and Reuse Plan

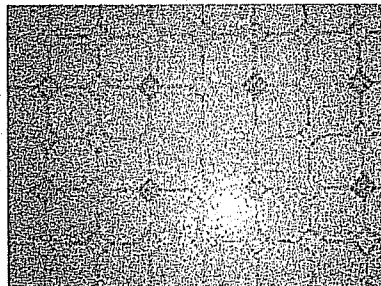
Client: Madison Development Corporation

Location: 437/439 West Mifflin Street

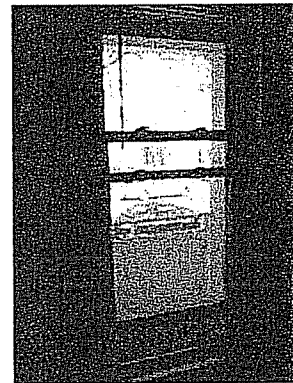
Project Manager: Rebecca Thorman, Madison Environmental Group, Inc.



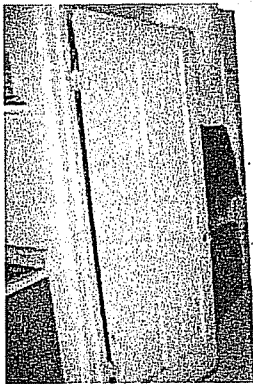
1- Wood Flooring



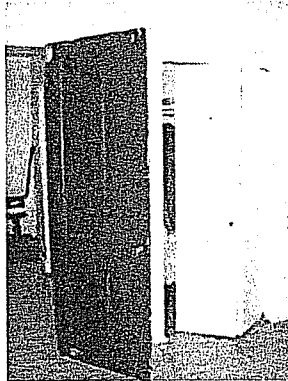
2- Vinyl Flooring



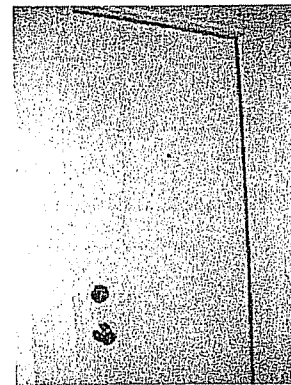
3- Window



4- Door, White



5- Door, Bifold



6- Door, Aluminum



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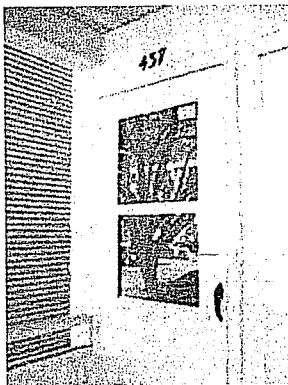
April 19, 2005

Project: Deconstruction Recycling and Reuse Plan

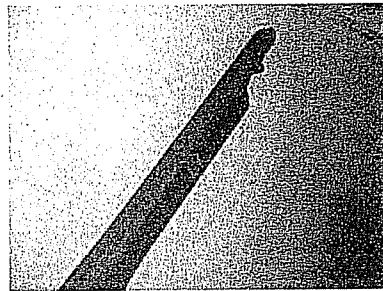
Client: Madison Development Corporation

Location: 437/439 West Mifflin Street

Project Manager: Rebecca Thorman, Madison Environmental Group, Inc.



7- Storm Door



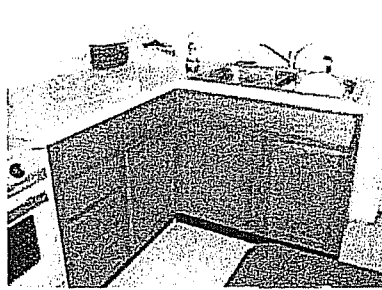
8- Stair Railing



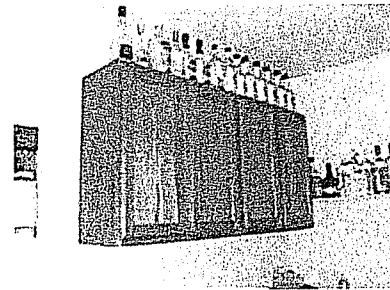
9- Hardware



10- Cabinet



11- Cabinet, Sink Unit



12- Cabinet



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April 19, 2005

Project: Deconstruction Recycling and Reuse Plan

Client: Madison Development Corporation

Location: 437/439 West Mifflin Street

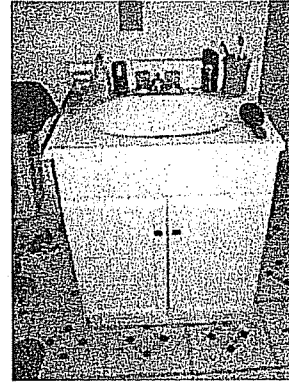
Project Manager: Rebecca Thorman, Madison Environmental Group, Inc.



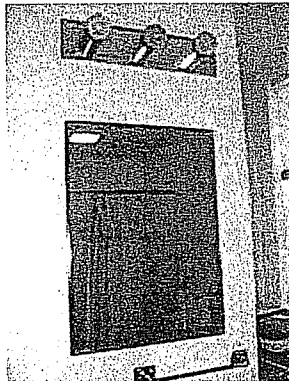
13- Cabinet, Painted White



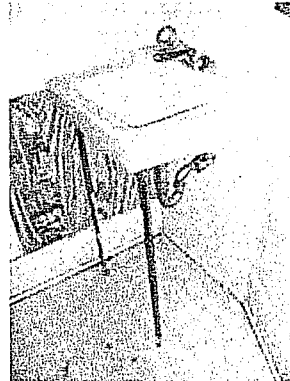
14- Pantry



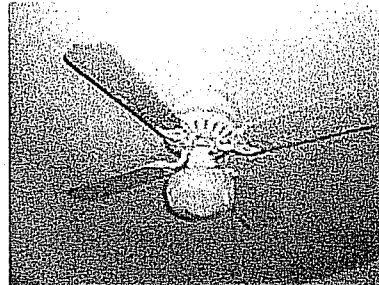
15- Vanity Sink



16- Medicine Cabinet



17- Sink



18- Ceiling Fan



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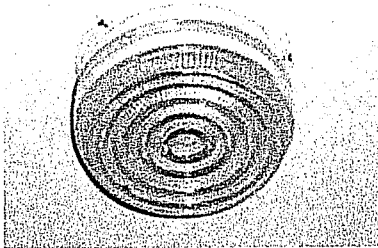
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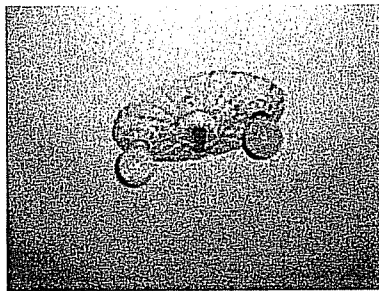
Client: Madison Development Corporation

Location: 437/439 West Mifflin Street

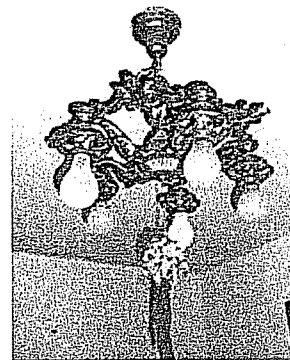
Project Manager: Rebecca Thorman, Madison Environmental Group, Inc.



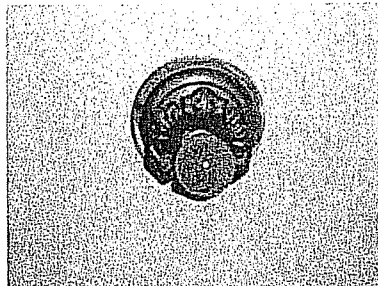
19- Light Fixture



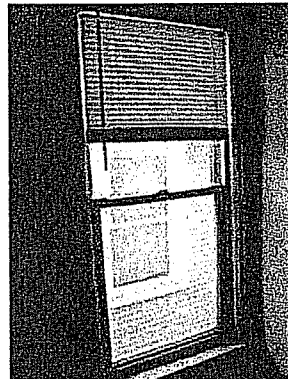
20- Light Fixture



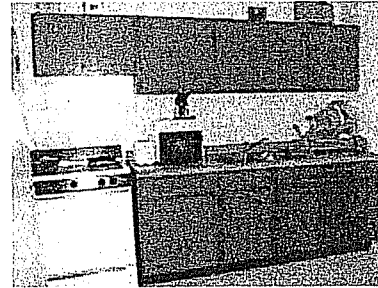
21- Light Fixture



22- Light Fixture



23- Blinds



24- Stove



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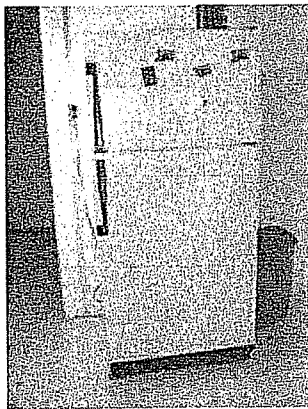
April 19, 2005

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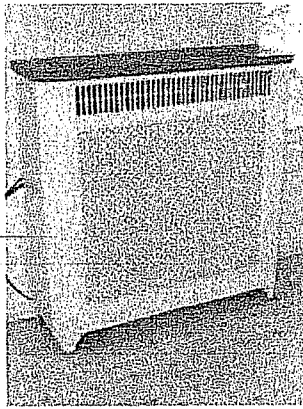
Client: Madison Development Corporation

Location: 437/439 West Mifflin Street

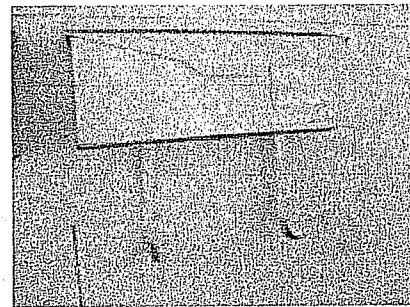
Project Manager: Rebecca Thorman, Madison Environmental Group, Inc.



25- Refrigerator



26- Radiator Cover



27- Mailbox

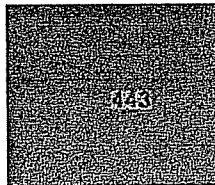
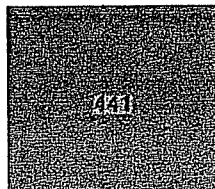


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Building Material Reuse Inventory

April 19, 2005

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



Building Materials

Item	Quantity	Size & Description	Photo
Interior Door	15	Painted white, wood, panel	
French Door	2	80" H x 30" W, painted white, wood, glass panes	1
Interior Door	1	81" H x 32" W, 1 side painted white, wood, reverse unpainted	2
Exterior Door	2	90" H x 29" W, with window, wood	3
Wood Flooring	121 sq. ft	11' L x 11' W, honey stain, moderate condition	4
Wood Flooring	99 sq. ft	11' L x 9' W, honey stain, moderate condition	4
Wood Flooring	121 sq. ft	11' L x 11' W, smaller widths, moderate condition	4
Vinyl Flooring	110 sq. ft	Moderate condition	
Vinyl Flooring	70 sq. ft	Gray, moderate condition	
Trim	misc.	Throughout, painted, white, wood, including baseboard	5
Stair Railing	1	8' L + 3' L, wood	
Paneling	misc.	On one wall, wood grain laminate	
Stair Handrail	1	136" L, good condition	
Stair Treads	misc.	Need to be refinished	
Ceiling Tile	misc.	In bathroom	

8

Kitchen and Bath Fixtures

Item	Quantity	Size & Description	Photo
Sink	2		
Sink Vanity	1	76" L x 18" D x 54" H, moderate condition	6
Medicine Cabinet	2	Mirror, with plastic and metal shelves	
Cabinet	1	76" L x 18" D x 36" H, painted white, wood	
Cabinet	1	60" L x 24" D x 36" H, white laminate	7
Cabinet	1	78" L x 54" H x 12" D, painted white, wood	8
Cabinet	1	78" L x 36" H x 18" D, painted white, wood	
Cabinet	1	42" L x 40" H x 8" D, painted white, wood	

Ceiling and Wall Fixtures

Item	Quantity	Size & Description	Photo
Ceiling Light	2	Round, 1 bulb, with star motif, possibly vintage	9
Ceiling Light	1	Round, 5 bulb, with star motif, possibly vintage	10
Ceiling Light	2	Ceramic, cream, flower motif, possibly vintage	11
Ceiling Light	1	White, round, moderate condition	12
Ceiling Light	1	White, round, small, glass, moderate condition	13
Ceiling Light	1	White, round, small, plain, moderate condition	
Ceiling Light	2	Ceramic, round, moderate condition	
Blinds	misc.	Throughout	
Towel Rack	1	Silver metal, good condition	
Window Hardware	misc.	Throughout	14
Coat Racks	2	Wall mounted, moderate condition	15

Equipment and Appliances

Type	Quantity	Description	Photo
Stove	2	Gas, 4 burner, poor condition	
Refrigerator	1	Hotpoint, white, moderate condition	
Refrigerator	1	Kenmore, cream, 60 cu. ft, moderate condition	
Handmower	1		
Wheelbarrow	1		

Miscellaneous

Type	Quantity	Description	Photo
Ladder	1		
Smoke Alarm	2		
Computer Monitor	1		
Thermostat	1		16



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Inventory Photos

April 19, 2005

Project: Deconstruction Recycling and Reuse Plan

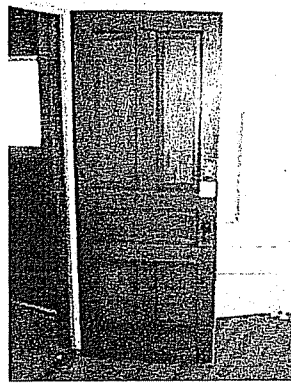
Client: Madison Development Corporation

Location: 441/443 West Mifflin Street

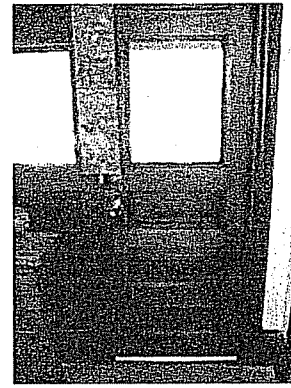
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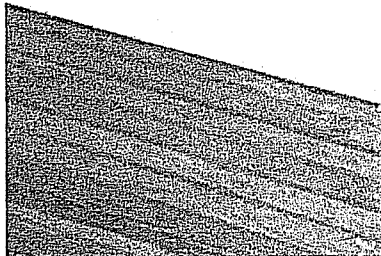
1- French Doors



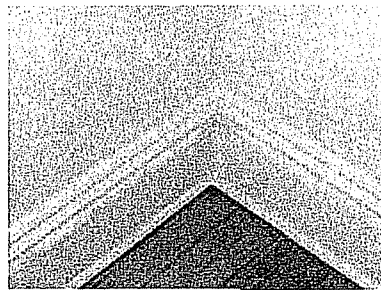
2- Interior Door



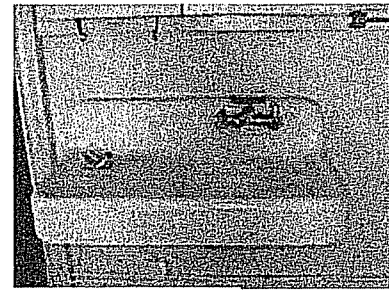
3- Exterior Door



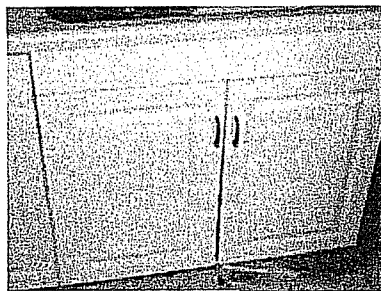
4- Wood Flooring



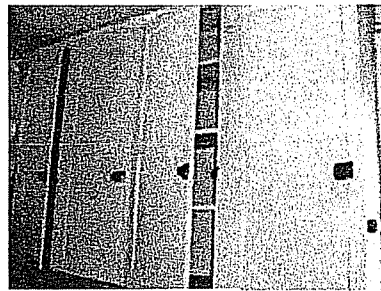
5- Trim



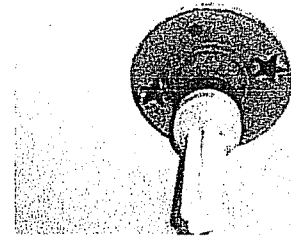
6- Sink



7- Cabinet



8- Cabinet



9- Light Fixture



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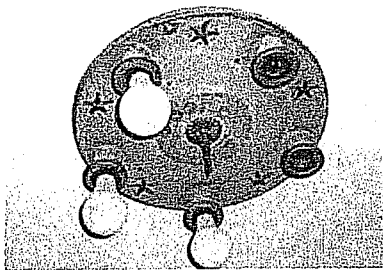
April 19, 2005

Project: Deconstruction Recycling and Reuse Plan

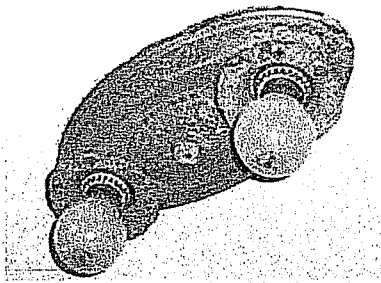
Client: Madison Development Corporation

Location: 441/443 West Mifflin Street

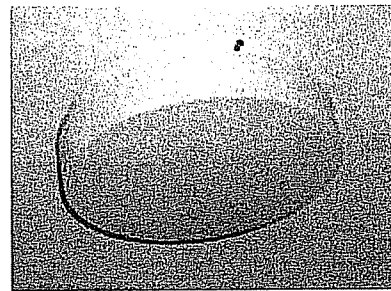
Project Manager: Rebecca Thorman, Madison Environmental Group, Inc.



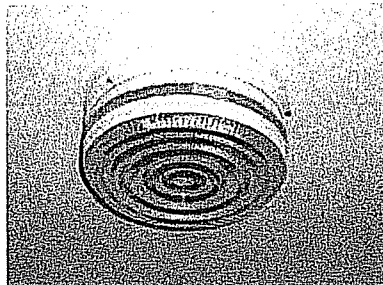
10- Light Fixture



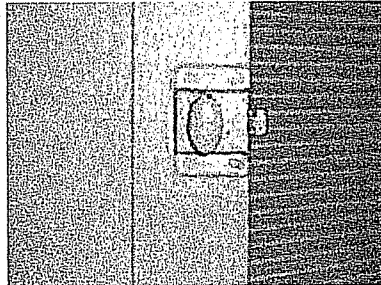
11- Light Fixture



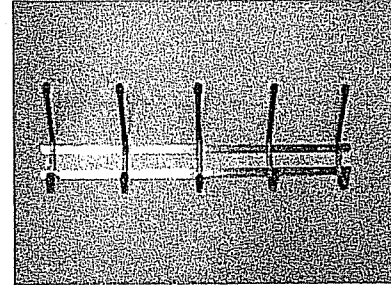
12- Light Fixture



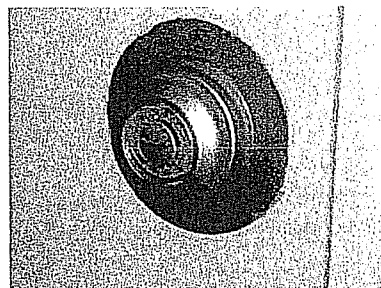
13- Light Fixture



14- Hardware



15- Coat Rack



16- Thermostat



Architecture | CSG, Inc.
107 N. Hamilton Street
Madison, WI 53703
608/251-4402

FAX
608/251-4471

Date: 5/24/05

To: MADISON DEVELOPMENT CORP. 256-1560

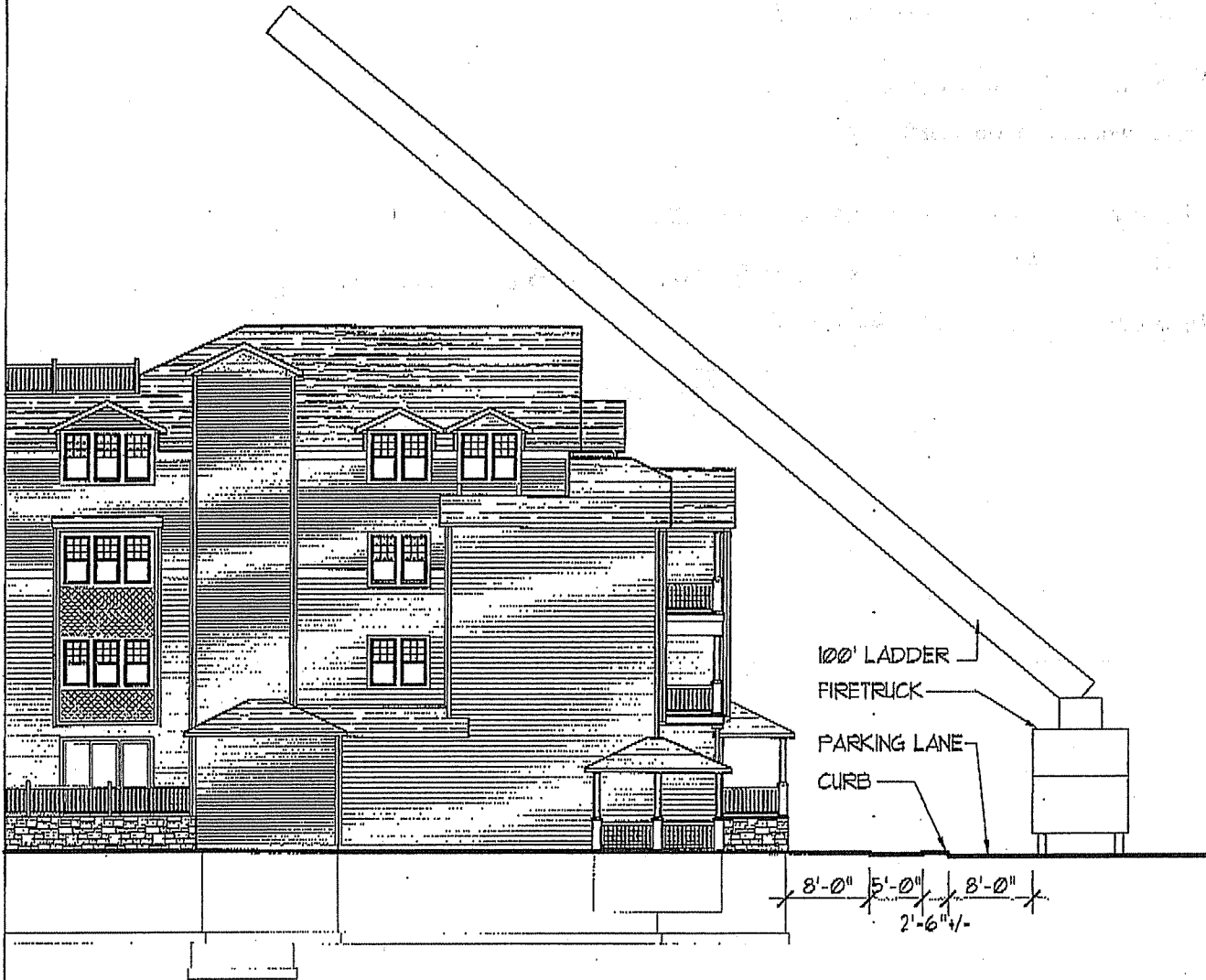
Attn: FRANK STANISZEWSKI

From: MOLLY McDONALD

of Pages (including cover sheet) 2

PLEASE FIND ATTACHED A DRAWING SHOWING FIRETRUCK
ACCESS AT 437 W. HIFLIN. PLEASE CONTACT COUIN OR
MYSELF WITH QUESTIONS.

THANKS,
MOLLY



PROJECT:
MDC MIFFLIN STREET RESIDENCES
 437 WEST MIFFLIN STREET
 MADISON, WI 53703

5/24/05

ARCHITECT:
ARCHITECTURE | CSG, INC.
 107 N. HAMILTON STREET
 MADISON, WI 53703 608/251-4402



4.3

1 FIRETRUCK ACCESS ELEVATION
 43 1/16" = 1'-0"