



Location
416, 420 & 424 West Mifflin Street

Applicant
Pat McCaughey – McCaughey Properties/
John Bieno – TJK Design Build

From: R6 To: PUD-GDP-SIP

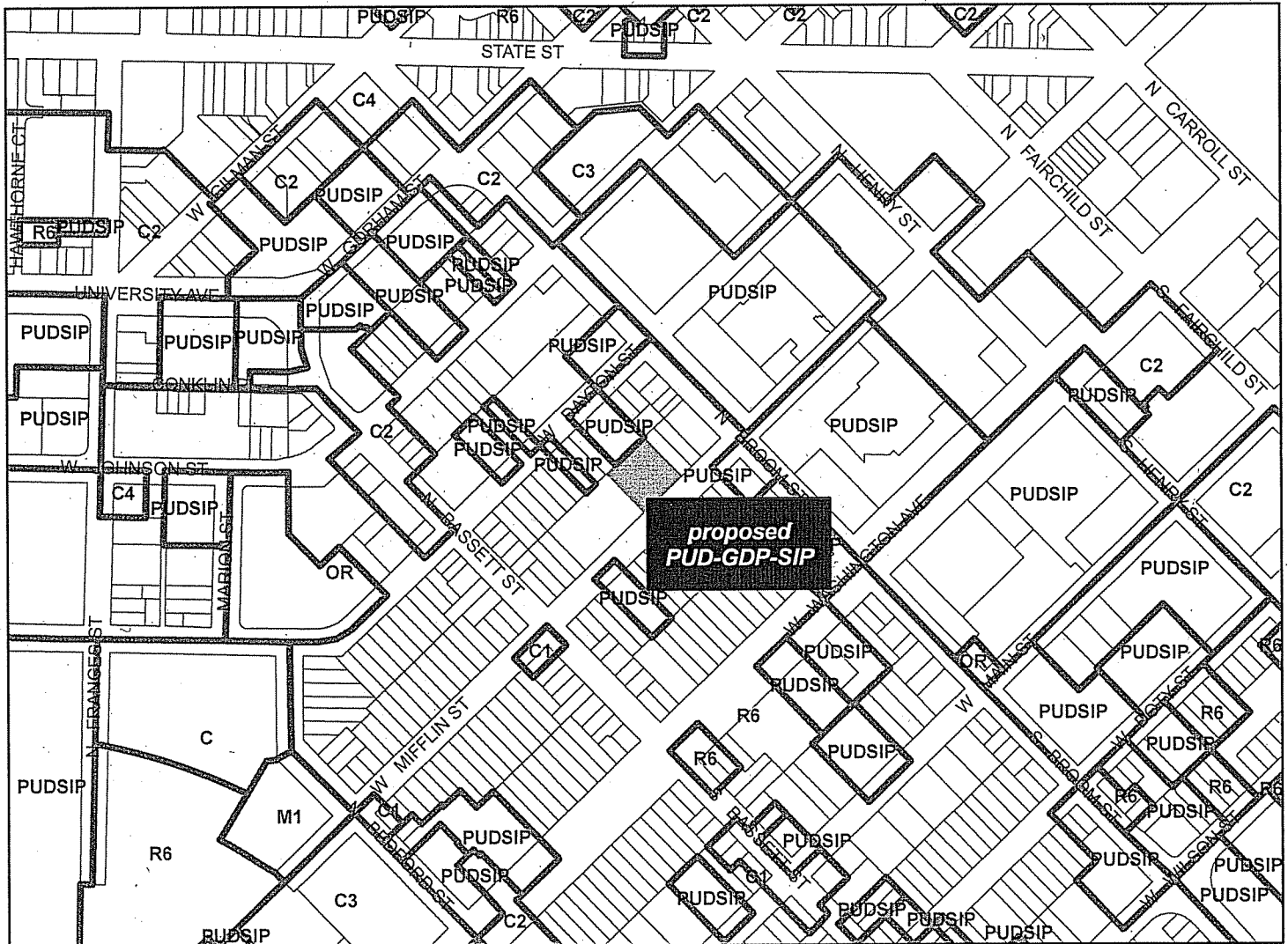
Existing Use
Residential and commercial buildings

Proposed Use
Demolish residence and vacant commercial
building to allow construction of 46-unit
apartment building

Public Hearing Date
Plan Commission
07 February 2011
Common Council
22 February 2011

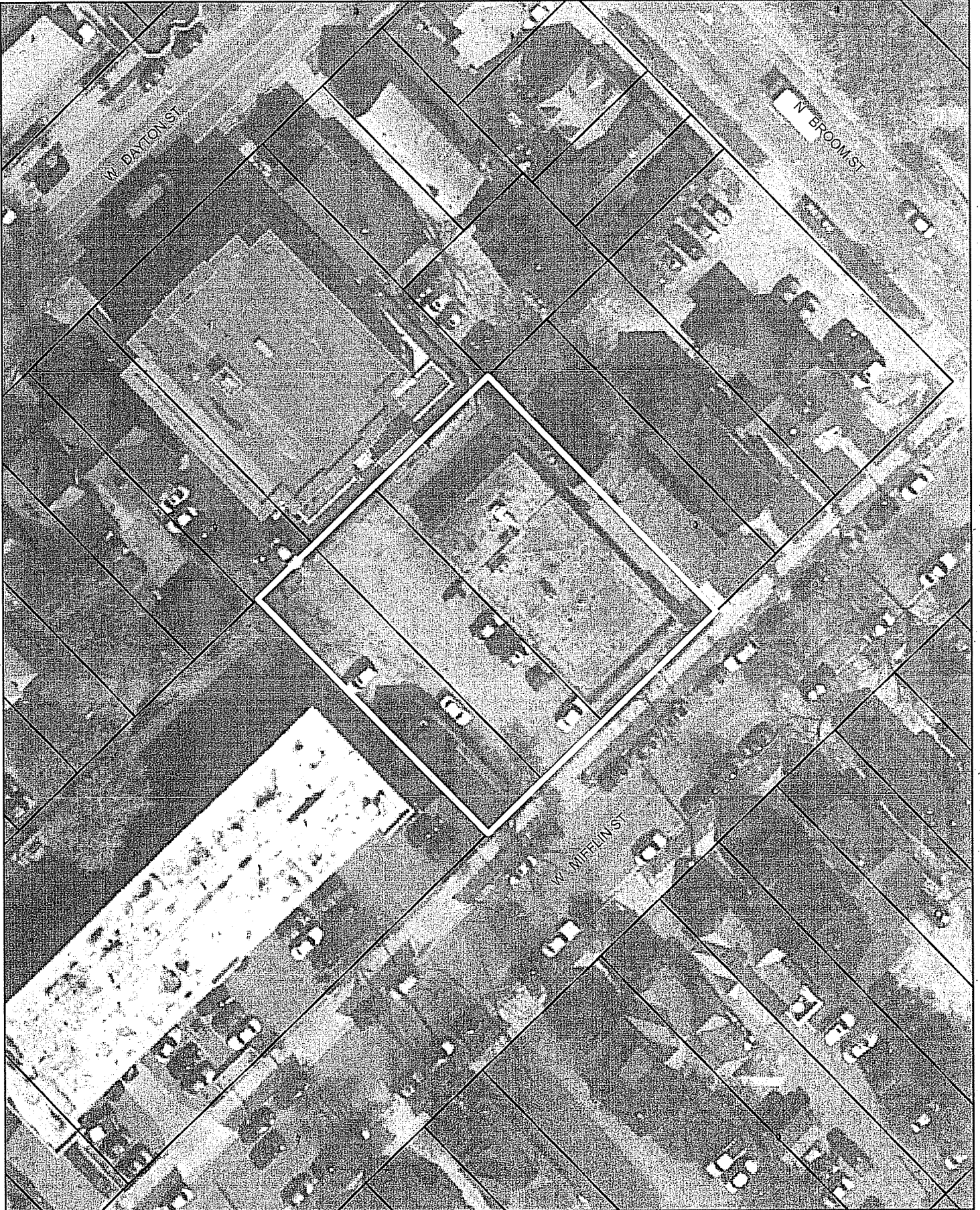


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 24 January 2011





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 except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- 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 Land Use Applications should be filed directly with the Zoning Administrator.

50.00 50.00	OR OFFICE USE ONLY: 116152
Amt. Paid: 2300.00	Receipt No. 116151
Date Received: 12/1/10	
Received By: JJK	
Parcel No. 0709-231-1336-3	
Aldermanic District: 4 Michael Verwey	
GQ: OK	
Zoning District: R6	
For Complete Submittal	
Application: <input checked="" type="checkbox"/> Intent	Letter of: <input checked="" type="checkbox"/>
IDUP: <input checked="" type="checkbox"/> NA	Legal Descript.: <input checked="" type="checkbox"/>
Plan Sets: <input checked="" type="checkbox"/>	Zoning Text: <input checked="" type="checkbox"/>
Alder Notification: _____	Waiver: _____
Nbrhd. Assn Not.: _____	Waiver: _____
Date Sign Issued: 12/1/10	

1. Project Address: 416, 420 & 424 WEST MIFFLIN ST Project Area in Acres: .4
Project Title (if any): _____

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a <u>Non-PUD or PCD</u> Zoning Dist.:	Rezoning to or Amendment of a PUD or PCD District:	
Existing Zoning: _____ to _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP	
Proposed Zoning (ex: R1, R2T, C3): _____	<input checked="" type="checkbox"/> Ex. Zoning: <u>R6</u> to PUD/PCD-SIP	
	<input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan	
<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: JOHN BIENO Company: TJK DESIGN BUILD
Street Address: 634 WEST MAIN ST City/State: MADISON WI Zip: 53703
Telephone: (608) 257 1090 Fax: (608) 257 1092 Email: JBIENO@TJKDESIGNBUILD.COM
Project Contact Person: SAME AS ABOVE Company: _____
Street Address: _____ City/State: _____ Zip: _____
Telephone: () Fax: () Email: _____
Property Owner (if not applicant): PAT MCCAGHEN MCCAGHEN PROPERTIES AND MIFFLIN WEST LLC
Street Address: 601 WEST WASHINGTON AVE City/State: MADISON WI Zip: 53703
TRAIN CARRIAGE

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: APARTMENT BUILDING
WITH UNDERGROUND PARKING DEMOLITION OF 2 BUILDINGS CAN TO COMBINE LOTS
Development Schedule: Commencement MAY 2011 Completion DEC 2011

5. Required Submittals:

- 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:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: 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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 2300 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** 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 Adobe Acrobat PDF files 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 unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:
 → The site is located within the limits of COMPREHENSIVE Plan, which recommends:
MIFLIN BASSET RESIDENTIAL for this property.

Pre-application Notification: Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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 VERVEER JULY 26, 2010
 NOTE: 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 and Planning Division staff; note staff persons and date.
 Planning Staff: DAT TIM PARKS Date: 8.26.10 Zoning Staff: DAT PAT ANDERSON Date: 8.26.10

Check here if this project will be receiving a public subsidy. If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name JOHN BOYND Date 11.30.10
 Signature [Signature] Relation to Property Owner ARCHITECT
 Authorizing Signature of Property Owner [Signature] Date 11.30.10



DESIGNBUILD

634 W. Main Street
Madison, WI 53703
Office 608-257-1090
Fax 608-257-1092
www.tjkdesignbuild.com

December 10, 2010

Mr. Brad Murphy
Director, Planning Division
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. Murphy:

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
jjbienot@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 structures. This would also include their associated sidewalk and paved areas. Inspections of these properties have been made by the development team. 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.

ZONING TEXT

December 1, 2010

416, 420 & 424 West Mifflin Street
Madison, WI

Legal Description

Lot twelve (12), the northeast ½ of lot thirteen (13), and the northeast 31 feet of the southwest ½ of lot thirteen (13), block forty-two (42), original plat of Madison, City of Madison, Dane County, Wisconsin. Located in the NW ¼ of the NE ¼ of Section 23, T7N, R9E, City of Madison, Dane County Wisconsin, to-wit: Commencing at the north quarter corner of said Section 23; thence S00°00' 50" W, 1051.90 feet; thence S89°59' 10" E, 779.02 feet to a point on the northwesterly line of said lot 13 and the point of beginning; thence N46°00' 51" E, along the northwesterly line of lot 13 and lot 12, 130.40 feet to the north corner of said lot 12; thence S43°55' 00"E along the northeast line of said lot 12, 132.39 feet to the east corner of said lot 12; thence S46°00' 22"W along the southeast line of said lots 12 and 13, 130.24 feet; thence N43°59' 12"W, 132.41 feet to the point of beginning. Containing 17,255 square feet.

Statement of Purpose

This Zoning District is established to allow for the construction of an apartment complex with 45 dwelling units and 25 underground parking stalls.

Permitted Uses

- Residential uses as allowed in the R-2 district pursuant to Chapter 2803 (2) of the Madison General Ordinance.

Lot Area

As shown on approved plans

Building Bulk and Placement

- Floor area ratio is shown on approved plans.
- Building height is shown on approved plans.
- Yard area will be provided as shown on approved plans.

Landscaping

- Site and planter landscaping will be provided as shown on approved plans.

Parking Management

- Underground parking is for use by contracted residents or commercial tenants of this property. Parking agreements are part of a lease agreement. See Exhibit A.
- Surface parking is for guest, employees and customers of the development. No overnight parking will be permitted unless prior approval has been received from the landlord.
- Accessory off street parking and loading will be provided as shown on approved plans.

Trash Removal

- Trash removal will be provided by private contractor. It is the tenant responsibility to transport garbage from unit/rental space to enclosed trash area outside of building. Collections from landlord trash area will be on a regular scheduled basis.

Snow Removal

- Snow removal will be provided by private contractor. Small events and snow accumulation will be handled on site. Determination of snow removal schedule is the responsibility of the landlord. Accumulation exceeding the capacity of the site will be hauled away.

Lighting

- Site lighting will be provided and shown on approved plans.

Signage

- Signage shall be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the C2 Zoning District. Signage shall be approved by the Urban Design Commission. Sign permits must be issued by the Zoning Section of the Department of Planning and Community and Economic Development prior to sign installations. Signage will be allowed as recorded on the approved plans and Exhibit E.

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.

PROPOSED FACILITY FOR

MIFFLIN WEST, LLC

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

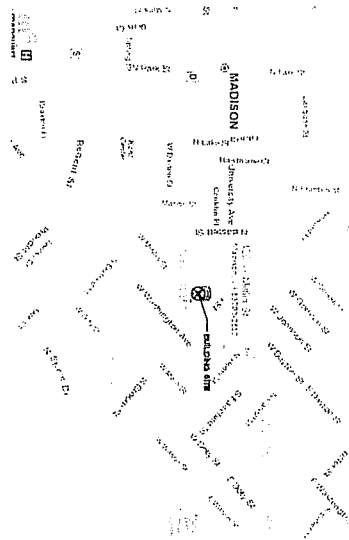
TKK TJK Design Build
634 West Main Street
Madison, WI 53703

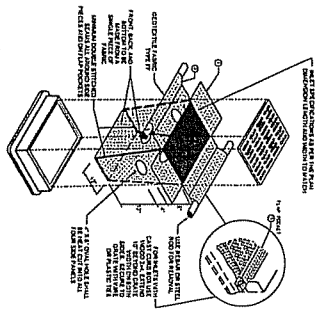
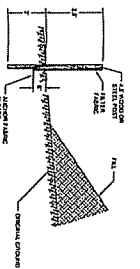
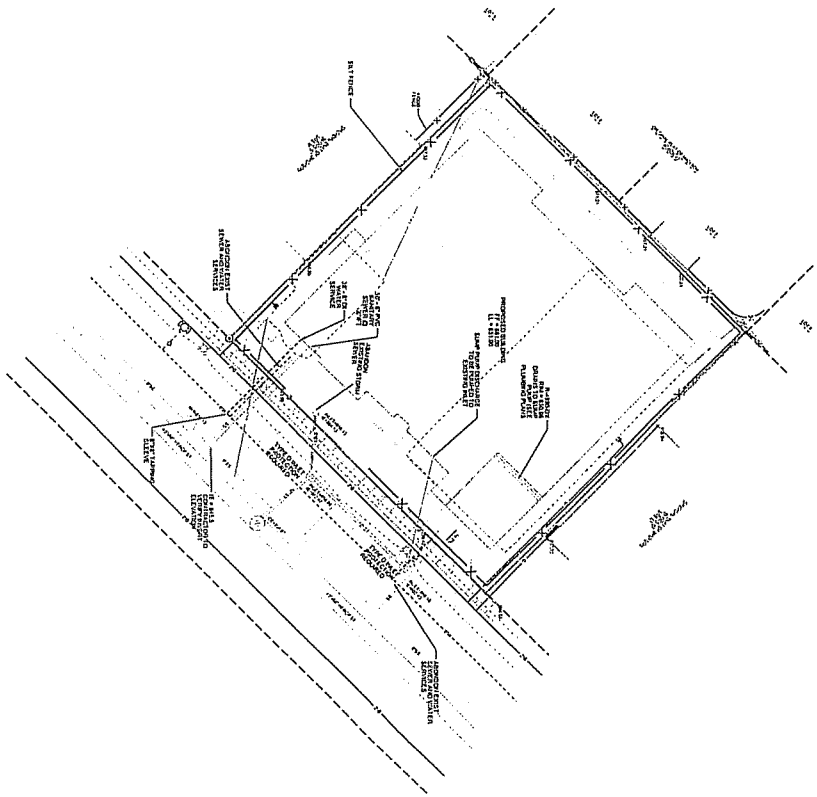
DESIGN@BUILD 608-257-1090 FAX 608-257-1092

INDEX OF DRAWINGS:

- C-12 SITE ENGINEERING
- C-13 LANDSCAPE PLAN
- A-10 PARKING LEVEL PLAN
- A-11 FIRST FLOOR PLAN/SITE PLAN
- A-12 SECOND FLOOR PLAN
- A-13 THIRD AND FOURTH FLOOR PLAN
- A-21 EXTERIOR ELEVATIONS

SITE LOCATION MAP





NOTES:
 1. EROSION CONTROL STRUCTURES SHALL BE CONSTRUCTED AS SHOWN.
 2. ALL EROSION CONTROL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 18\"/>

- EROSION CONTROL NOTES**
1. Existing structures shall be used as a temporary and not for the existing structure.
 2. All structures shall be constructed with a minimum of 18" concrete curb and 12" drainage ditch.
 3. All structures shall be constructed with a minimum of 18" concrete curb and 12" drainage ditch.
 4. All structures shall be constructed with a minimum of 18" concrete curb and 12" drainage ditch.
 5. All structures shall be constructed with a minimum of 18" concrete curb and 12" drainage ditch.
 6. All structures shall be constructed with a minimum of 18" concrete curb and 12" drainage ditch.
 7. All structures shall be constructed with a minimum of 18" concrete curb and 12" drainage ditch.
 8. All structures shall be constructed with a minimum of 18" concrete curb and 12" drainage ditch.
 9. All structures shall be constructed with a minimum of 18" concrete curb and 12" drainage ditch.
 10. All structures shall be constructed with a minimum of 18" concrete curb and 12" drainage ditch.

UTILITY, SITE GRADING AND EROSION CONTROL PLAN
 DATE: 11-17-10
 SCALE: 1" = 20'
 ENGINEER: [Signature]
 CHECKED: [Signature]
 DRAWN: [Signature]
 PROJECT: 416 W. MIFFLIN ST., MADISON, WI
 CLIENT: [Name]
 ADDRESS: 634 WEST MAIN STREET, MADISON, WI 53703
 PHONE: 608-257-1090
 FAX: 608-257-1092

C-12
 11.10.10

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

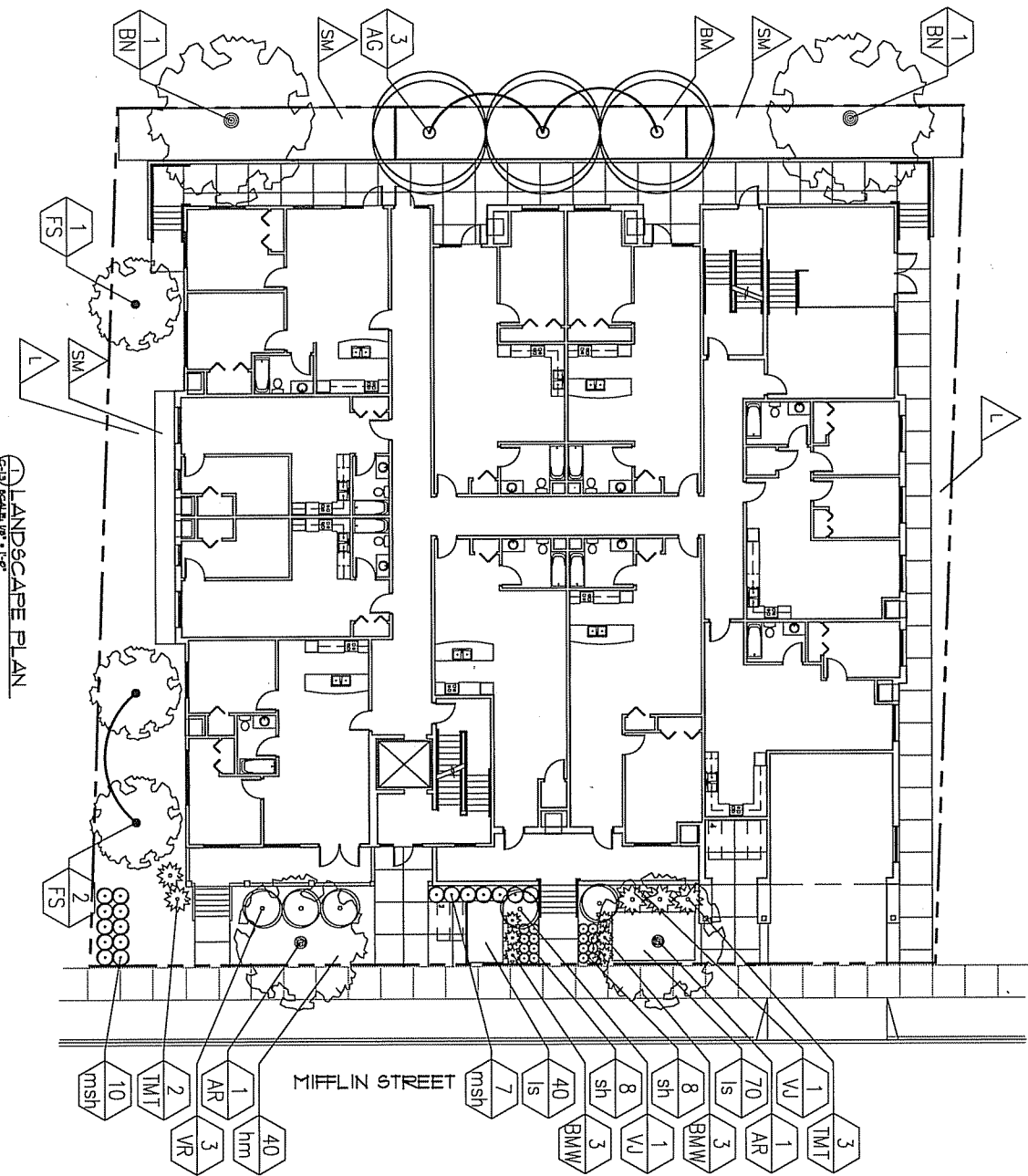
CONTRACT NO.: [Blank]
 PROJECT NO.: [Blank]
 SHEET NO.: [Blank]

634 West Main Street
 Madison, WI 53703
 608-257-1090
 FAX 608-257-1092



PLANT SCHEDULE AND LEGEND

Qty	Symbol	Common Name	Qty	Planting Spacing	Plant Species	Comments
2	BN	Black Norway Spruce	2	24" x 12" on center	BN	As shown
2	BM	Black Norway Spruce	2	24" x 12" on center	BM	As shown
2	FS	Star Magnolia	2	24" x 12" on center	FS	As shown
3	SM	Star Magnolia	3	24" x 12" on center	SM	As shown
3	AG	Star Magnolia	3	24" x 12" on center	AG	As shown
3	L	Star Magnolia	3	24" x 12" on center	L	As shown
3	BM	Black Norway Spruce	3	24" x 12" on center	BM	As shown
3	SM	Star Magnolia	3	24" x 12" on center	SM	As shown
3	AG	Star Magnolia	3	24" x 12" on center	AG	As shown
3	L	Star Magnolia	3	24" x 12" on center	L	As shown
3	BN	Black Norway Spruce	3	24" x 12" on center	BN	As shown
3	BM	Black Norway Spruce	3	24" x 12" on center	BM	As shown
3	SM	Star Magnolia	3	24" x 12" on center	SM	As shown
3	AG	Star Magnolia	3	24" x 12" on center	AG	As shown
3	L	Star Magnolia	3	24" x 12" on center	L	As shown
3	BN	Black Norway Spruce	3	24" x 12" on center	BN	As shown
3	BM	Black Norway Spruce	3	24" x 12" on center	BM	As shown
3	SM	Star Magnolia	3	24" x 12" on center	SM	As shown
3	AG	Star Magnolia	3	24" x 12" on center	AG	As shown
3	L	Star Magnolia	3	24" x 12" on center	L	As shown
3	BN	Black Norway Spruce	3	24" x 12" on center	BN	As shown
3	BM	Black Norway Spruce	3	24" x 12" on center	BM	As shown
3	SM	Star Magnolia	3	24" x 12" on center	SM	As shown
3	AG	Star Magnolia	3	24" x 12" on center	AG	As shown
3	L	Star Magnolia	3	24" x 12" on center	L	As shown
3	BN	Black Norway Spruce	3	24" x 12" on center	BN	As shown
3	BM	Black Norway Spruce	3	24" x 12" on center	BM	As shown
3	SM	Star Magnolia	3	24" x 12" on center	SM	As shown
3	AG	Star Magnolia	3	24" x 12" on center	AG	As shown
3	L	Star Magnolia	3	24" x 12" on center	L	As shown
3	BN	Black Norway Spruce	3	24" x 12" on center	BN	As shown
3	BM	Black Norway Spruce	3	24" x 12" on center	BM	As shown
3	SM	Star Magnolia	3	24" x 12" on center	SM	As shown
3	AG	Star Magnolia	3	24" x 12" on center	AG	As shown
3	L	Star Magnolia	3	24" x 12" on center	L	As shown



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

C-13
013111

PROPOSED FACILITY FOR:
WEST MIFFLIN STREET
WEST MIFFLIN STREET
MADISON, WISCONSIN

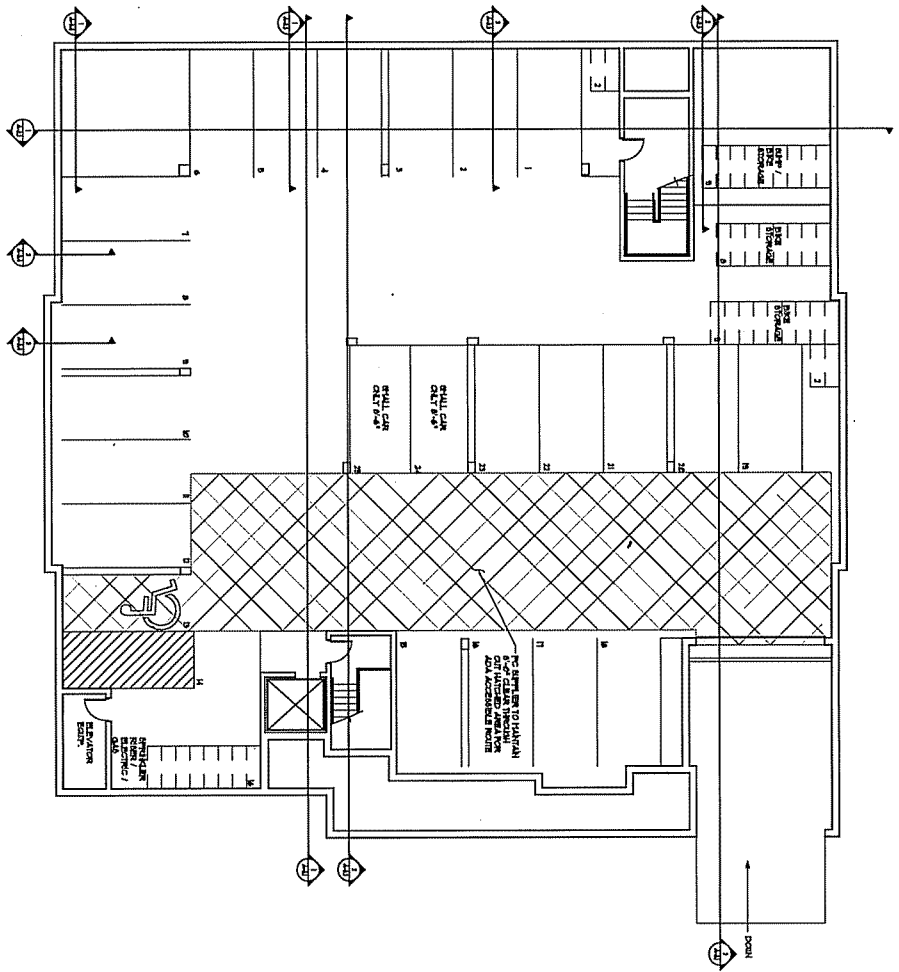
DATE: 01/11/11
BY: [Signature]


REV DATE

634 West Main Street
Madison, WI 53703
608-251-1090
FAX 608-251-1092

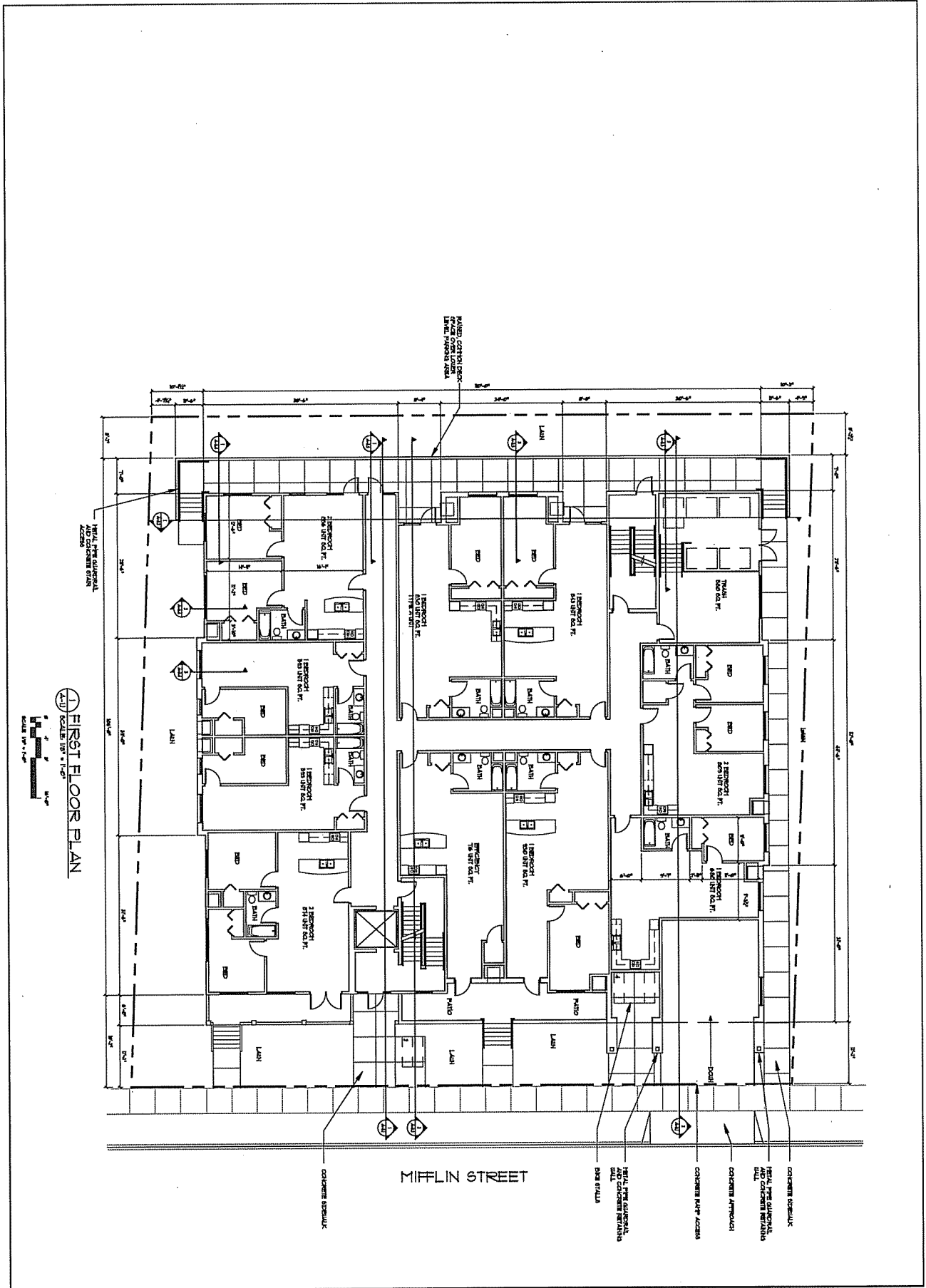


2




PARKING LEVEL PLAN
 SCALE: 1/8" = 1'-0"
 SCALE: 1/4" = 1'-0"

<p>A-10 012411</p>	<p>PROPOSED FACILITY FOR: WEST MIFFLIN STREET</p> <p>WEST MIFFLIN STREET MADISON, WISCONSIN</p>	<p>UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.</p>	<p>REV DATE</p>	<p>634 West Main Street Madison, WI 53703 608-257-1030 FAX 608-257-1092</p>	<p>TRK DESIGNBUILD</p>
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FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 NORTH ARROW

A-11
 012411

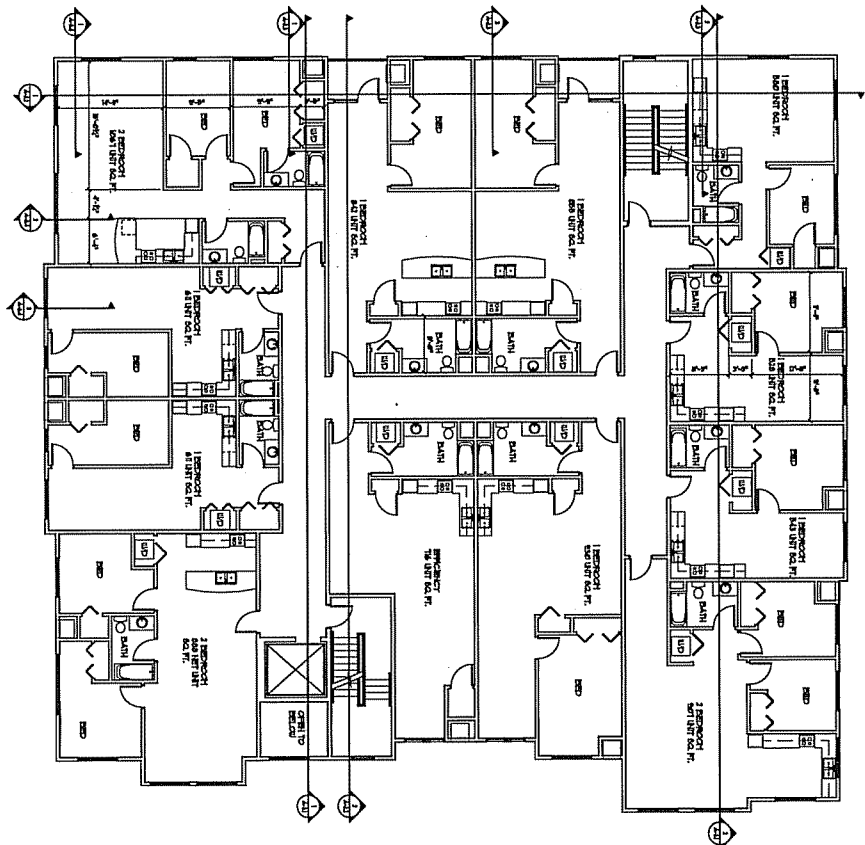
PROPOSED FACILITY FOR:
WEST MIFFLIN STREET
 WEST MIFFLIN STREET
 MADISON, WISCONSIN

CONSTRUCTION PERMITS
 SHALL BE OBTAINED FROM THE
 CITY OF MADISON, WISCONSIN
 BEFORE CONSTRUCTION BEGINS.
 THE CONTRACTOR SHALL BE RESPONSIBLE
 FOR OBTAINING ALL NECESSARY PERMITS
 AND FOR COMPLYING WITH ALL CITY
 ORDINANCES AND REGULATIONS.

REV DATE

634 West Main Street
 Madison, WI 53703
 608-257-1090
 FAX 608-257-1092

TKR
 DESIGNBUILD



1 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 DATE: 01/24/11



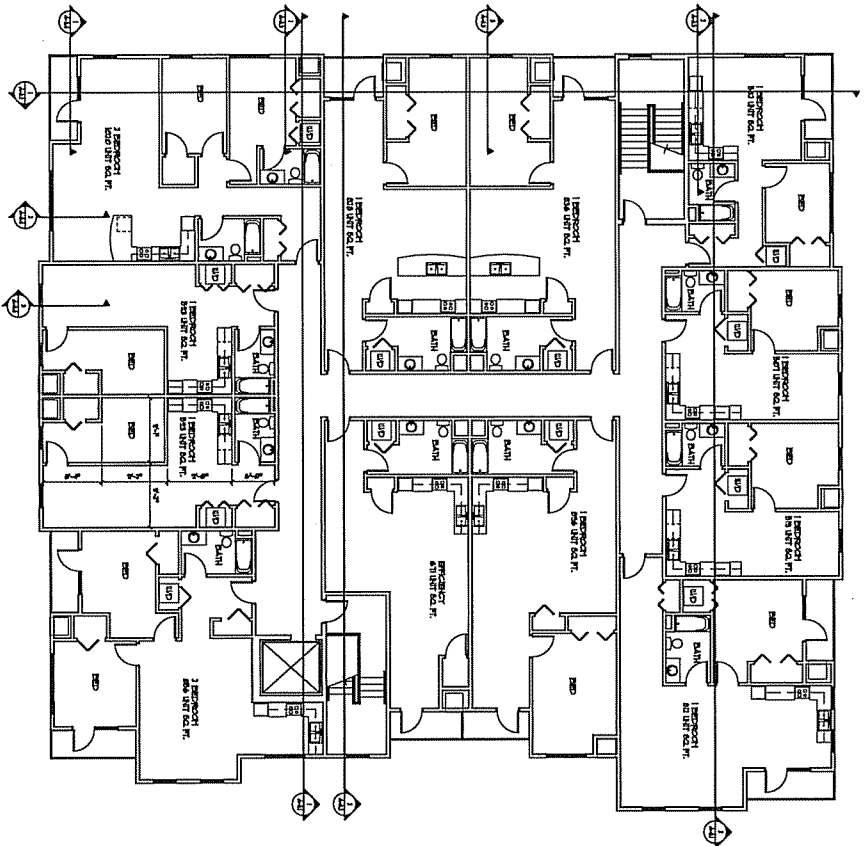
634 West Main Street
 Madison, WI 53703
 608-257-1090
 FAX 608-257-1092

REV DATE

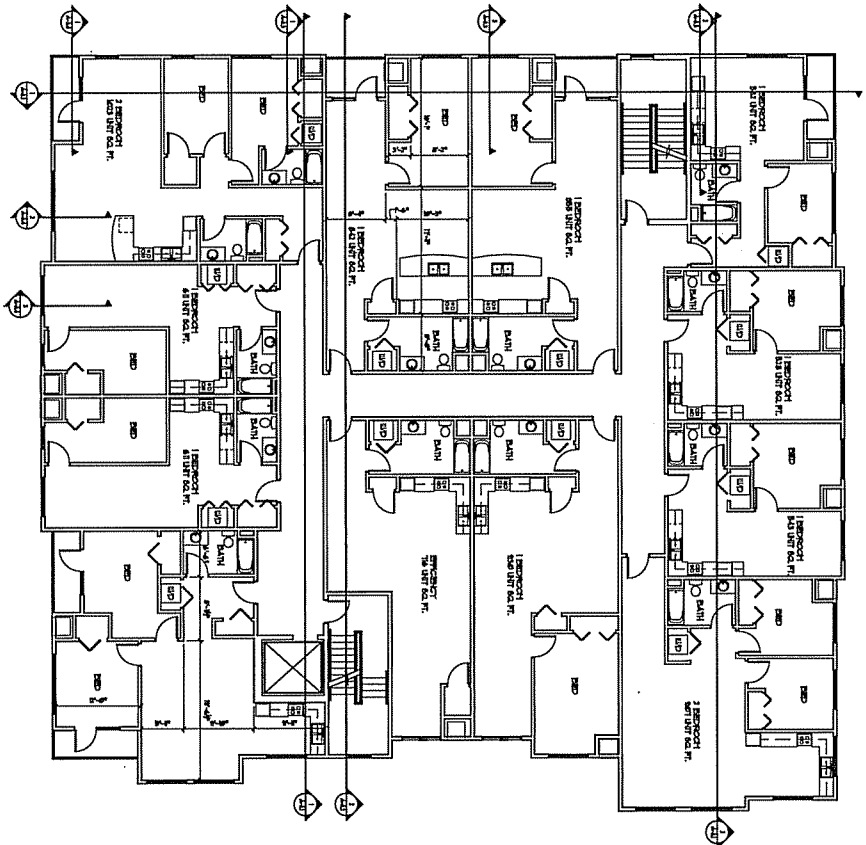
CONTRACTOR TO PROVIDE
 ALL MATERIALS AND LABOR
 NECESSARY FOR THE
 COMPLETION OF THE WORK
 SHOWN ON THESE PLANS
 UNLESS OTHERWISE NOTED

PROPOSED FACILITY FOR:
WEST MIFFLIN STREET
 WEST MIFFLIN STREET
 MADISON, WISCONSIN

A-12
 01/24/11



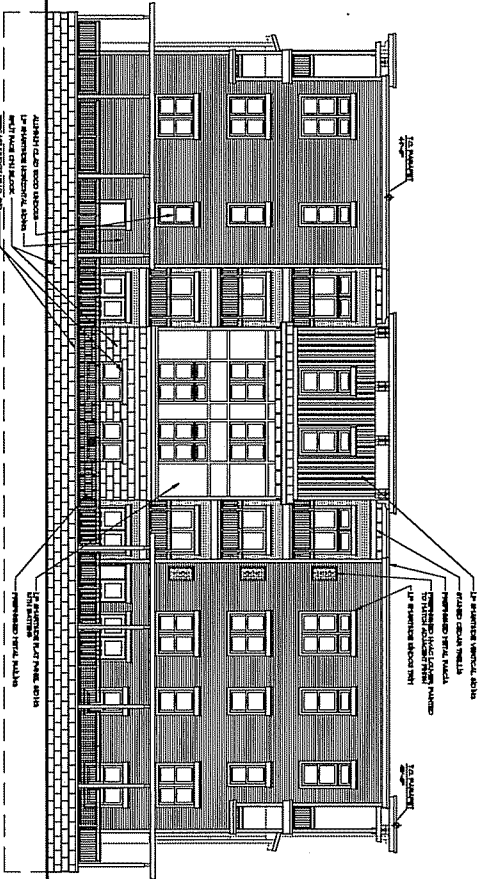
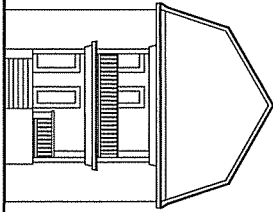
④ FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



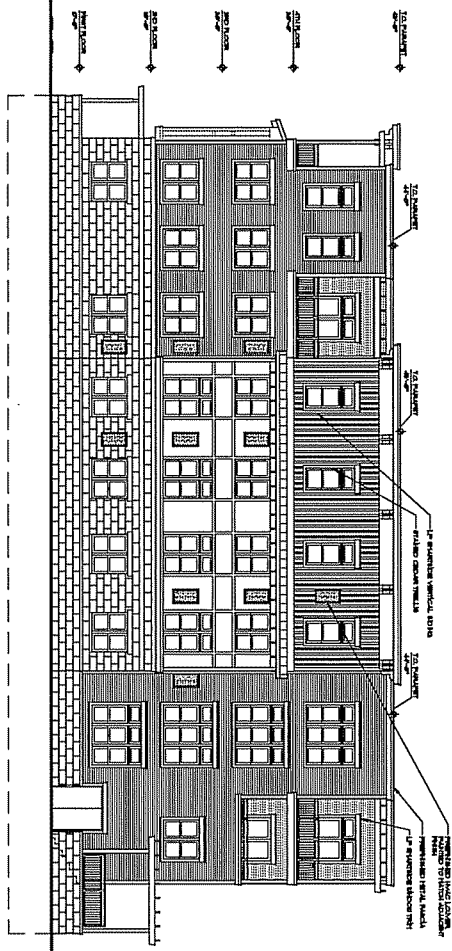
③ THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



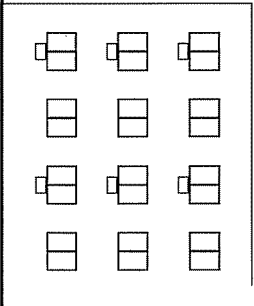
<p>A-13 012411</p>	<p>PROPOSED FACILITY FOR: WEST MIFFLIN STREET WEST MIFFLIN STREET MADISON, WISCONSIN</p>	<p>CONTRACTOR'S CHECKLIST REVISIONS TO BE MADE TO THE DRAWINGS BY THE CONTRACTOR AND TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL</p>	<p>REV DATE</p>	<p>634 West Main Street Madison, WI 53703 608-257-1090 FAX 608-257-1092</p>	
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WEST ELEVATION
SCALE: 1/8" = 1'-0"

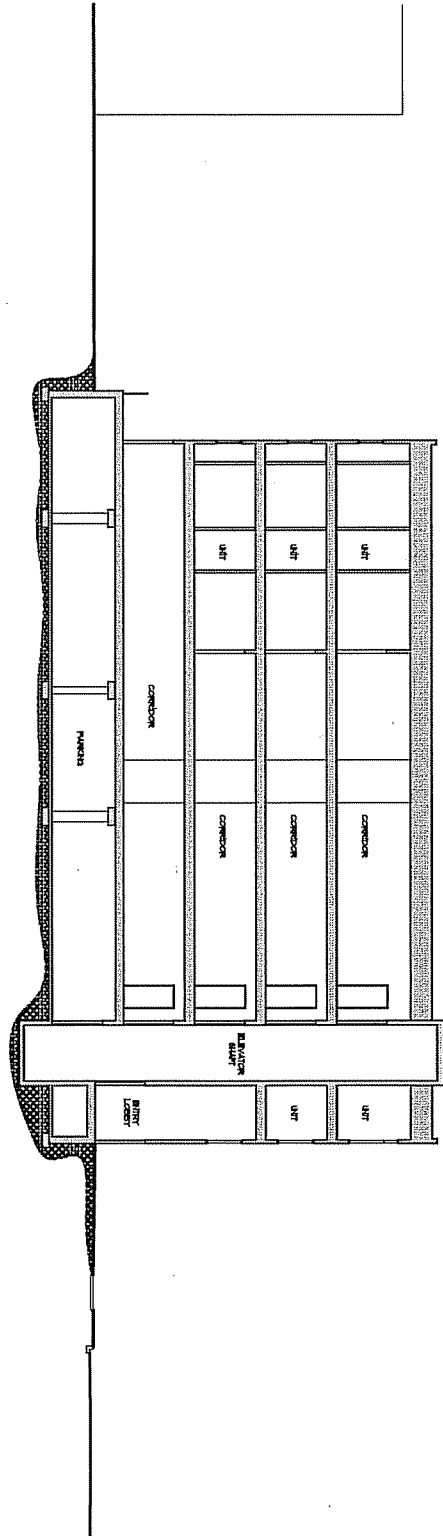


NORTH ELEVATION
SCALE: 1/8" = 1'-0"

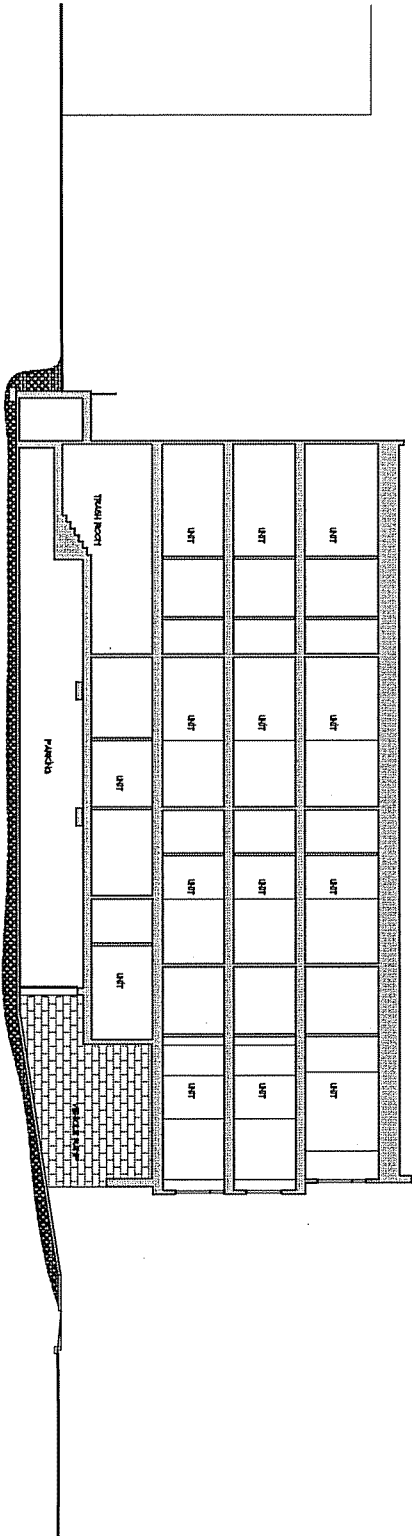


<p>1" SPACING VERTICAL GLASS 1" SPACING HORIZONTAL GLASS 1" SPACING VERTICAL GLASS 1" SPACING HORIZONTAL GLASS</p>	<p>1" SPACING VERTICAL GLASS 1" SPACING HORIZONTAL GLASS 1" SPACING VERTICAL GLASS 1" SPACING HORIZONTAL GLASS</p>
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<p>A-22 012411</p>	<p>PROPOSED FACILITY FOR WEST MIFFLIN STREET</p> <p>WEST MIFFLIN STREET MADISON, WISCONSIN</p>	<p>634 West Main Street Madison, WI 53703 608-257-1090 FAX 608-257-1092</p>	<p>TKK DESIGN/BUILD</p>
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1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



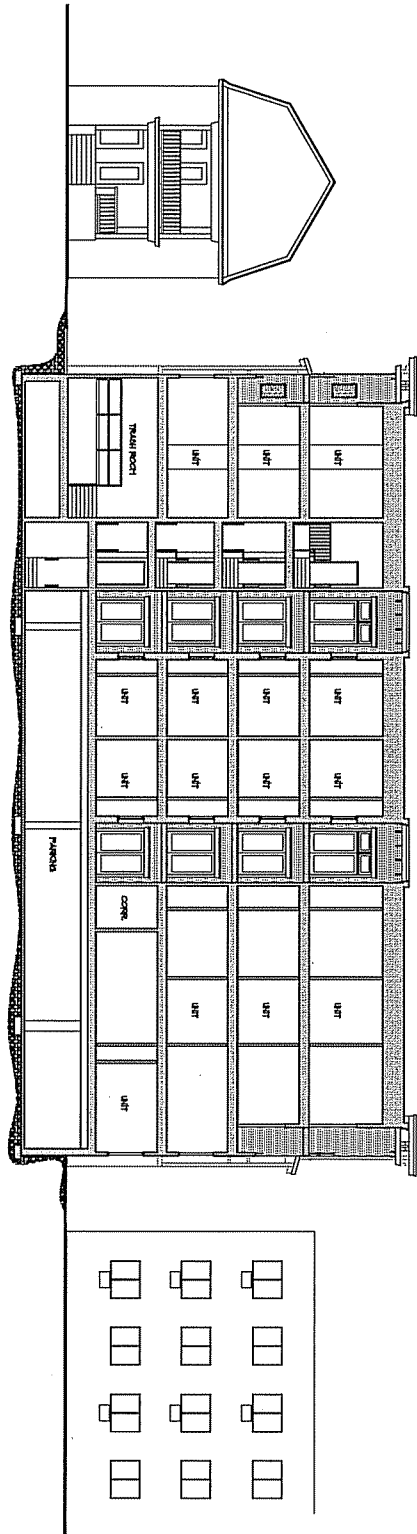
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Madison, WI 53703
608-257-1090
FAX 608-257-1092

REV DATE

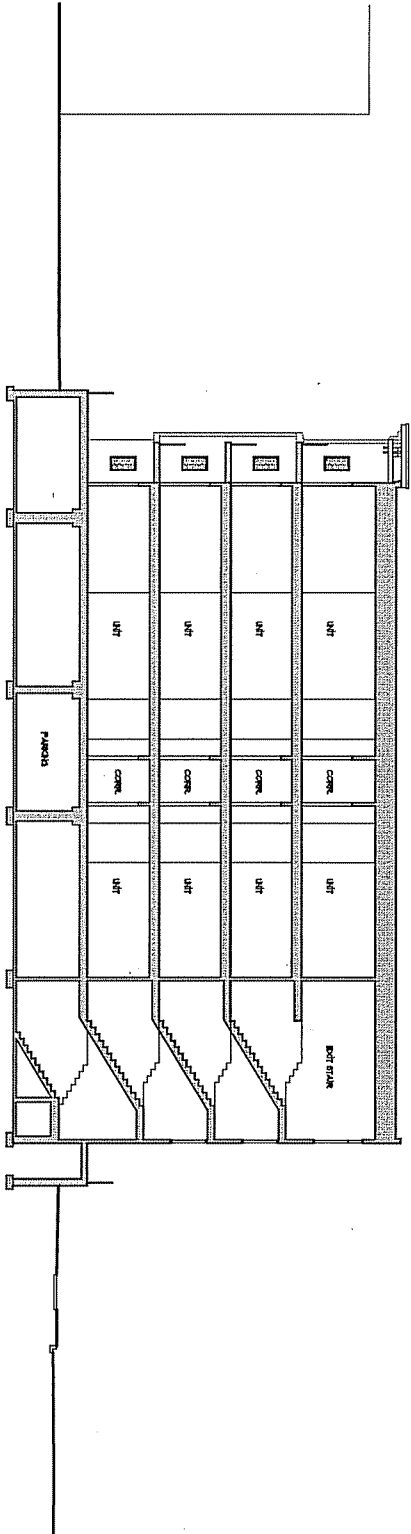
CONTRACTOR'S RESPONSIBILITY
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.

PROPOSED FACILITY FOR
WEST MIFFLIN STREET
WEST MIFFLIN STREET
MADISON, WISCONSIN

A-3.1
0124.11



1 BUILDING SECTION
 1/8" SCALE 1/8" = 1'-0"

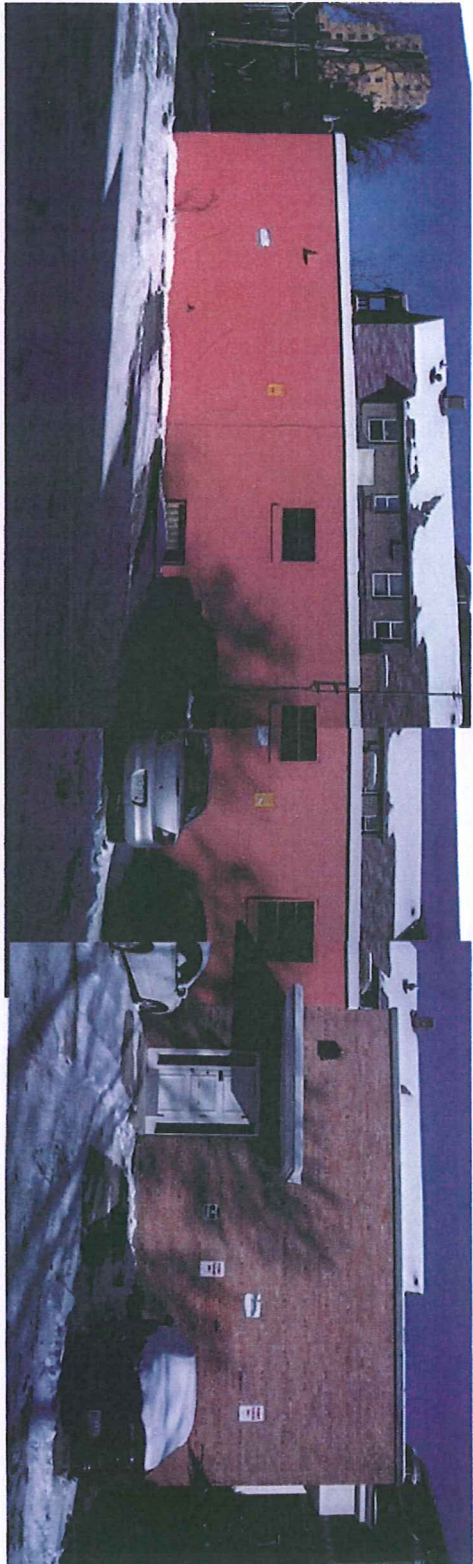


2 BUILDING SECTION
 1/8" SCALE 1/8" = 1'-0"

<p>A-32 012411</p>	<p>PROPOSED FACILITY FOR: WEST MIFFLIN STREET</p> <p>WEST MIFFLIN STREET MADISON, WISCONSIN</p>	<p>UNDESIGNED</p>	<p>CONTRACTOR'S LIABILITY THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT AND SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.</p>	<p>REV DATE</p>	<p>634 West Main Street Madison, WI 53703 608-257-1090 FAX 608-257-1092</p>	<p>TK DESIGN/BUILD</p>
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EXISTING BUILDING - LOOKING NORTH



EXISTING BUILDING - LOOKING WEST



EXISTING BUILDING -
LOOKING SOUTH



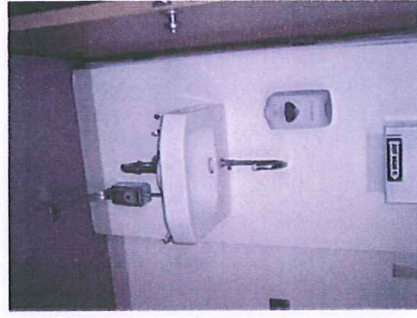
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Madison, WI 53703
608-257-1030
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TKK ARCHITECTURE
1000 UNIVERSITY AVENUE
MADISON, WISCONSIN 53706
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FAX: 608-257-1032
WWW.TKKARCHITECTURE.COM

PROPOSED FACILITY FOR
WEST MIFFLIN STREET
46 - 424 WEST MIFFLIN STREET
MADISON, WISCONSIN

EP-1
12.9.10



EXISTING BUILDING TYPICAL INTERIORS

12.9.10

EP-3

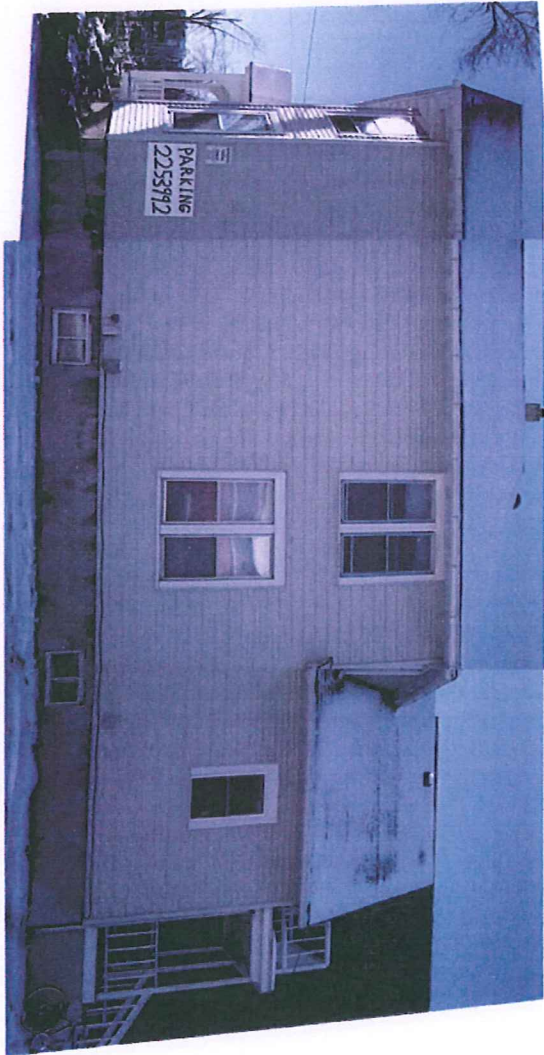
PROPOSED FACILITY FOR:
WEST MIFFLIN STREET

46 - 424 WEST MIFFLIN STREET
MADISON, WISCONSIN

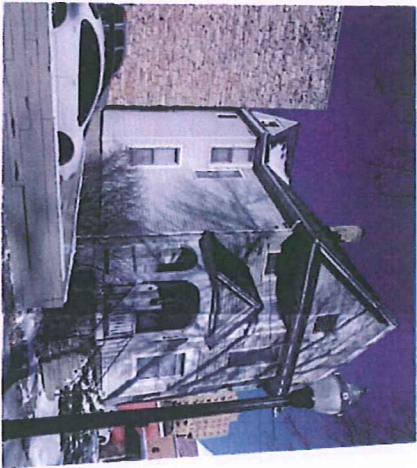
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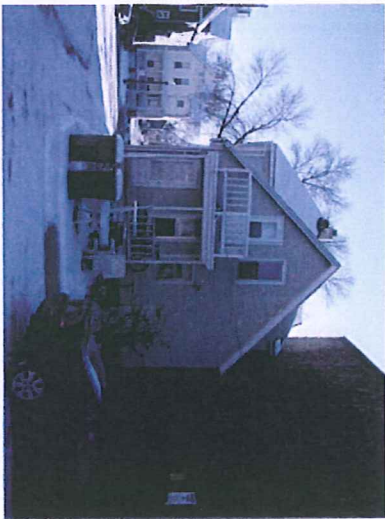




EXISTING BUILDING - LOOKING SOUTH



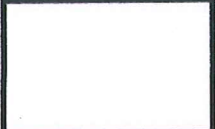
EXISTING BUILDING -
LOOKING NORTH



EXISTING BUILDING -
LOOKING EAST



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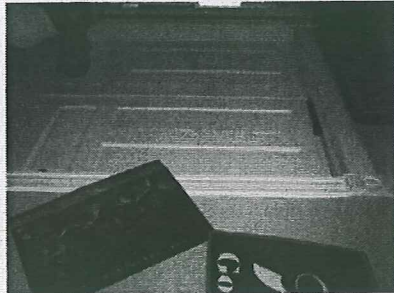
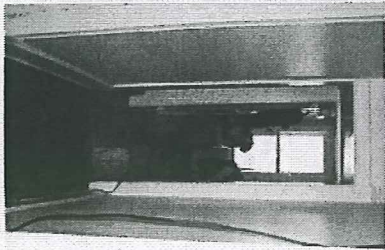
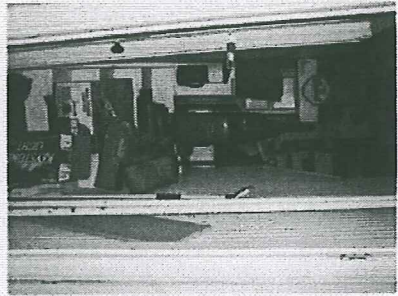
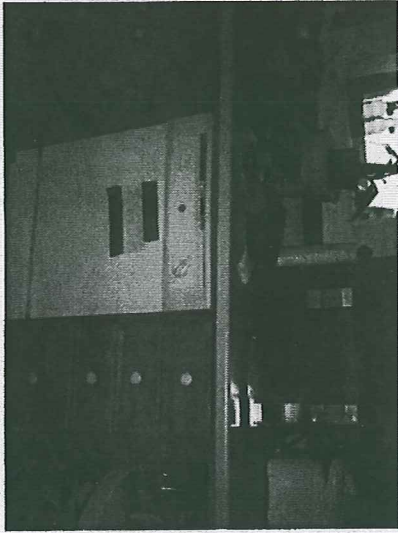
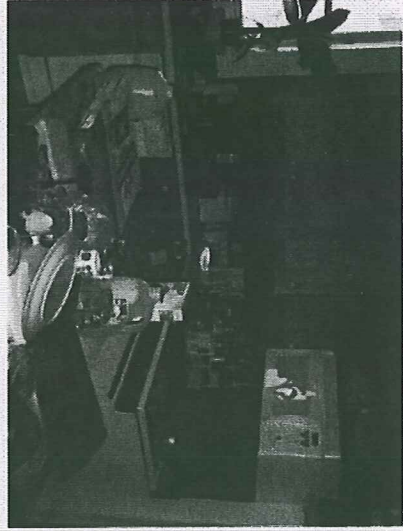
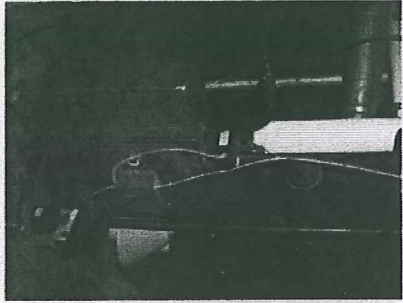
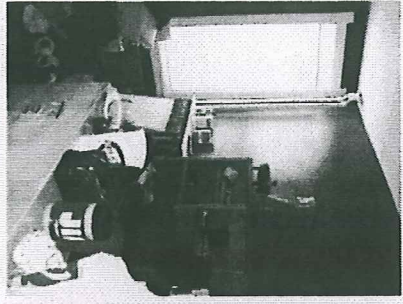
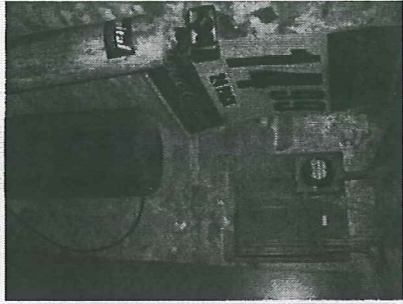
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PROPOSED FACILITY FOR
WEST MIFFLIN STREET

46 - 424 WEST MIFFLIN STREET
MADISON, WISCONSIN

EP-2

12.9.10

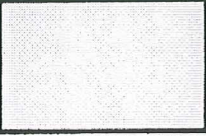


EXISTING BUILDING TYPICAL INTERIORS

EP-4
12.9.10

PROPOSED FACILITY FOR
WEST MIFFLIN STREET
46 - 484 WEST MIFFLIN STREET
MADISON, WISCONSIN

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