

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # 5
Project # 3-17-05
02682

DATE SUBMITTED: <u>APRIL 12, 2006</u>	Action Requested
UDC MEETING DATE: <u>APRIL 19, 2006</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 437-443 WEST MIFFLIN

ALDERMANIC DISTRICT: 4 (VERVEER)

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
MADISON DEVELOPMENT CORPORATION GLUECK ARCHITECTS
550 WEST WASHINGTON AVE 116 N. FEW ST.
MADISON, WI 53703 MADISON, WI 53703

CONTACT PERSON: JIM GLUECK
Address: 116 N FEW ST.
MADISON, WI 53703
Phone: 251-2551
Fax: 251-2550
E-mail address: glueckarch@sbcglobal.net

TYPE OF PROJECT:
(See Section A for:)

- Planned Unit Development (PUD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 50,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

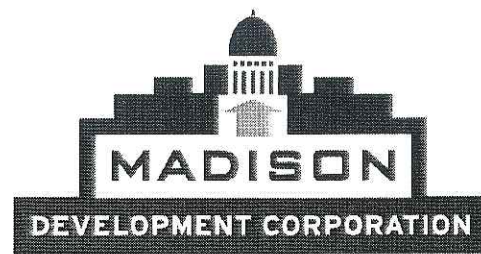
- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____



*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)



April 12, 2006

Timothy M. Parks
City of Madison
Department of Planning and Development
P.O. Box 2985
Madison, WI 53701-2985

Dear Mr. Parks:

Re. Zoning Letter of Intent; 437-443 W. Mifflin St.: Addendum

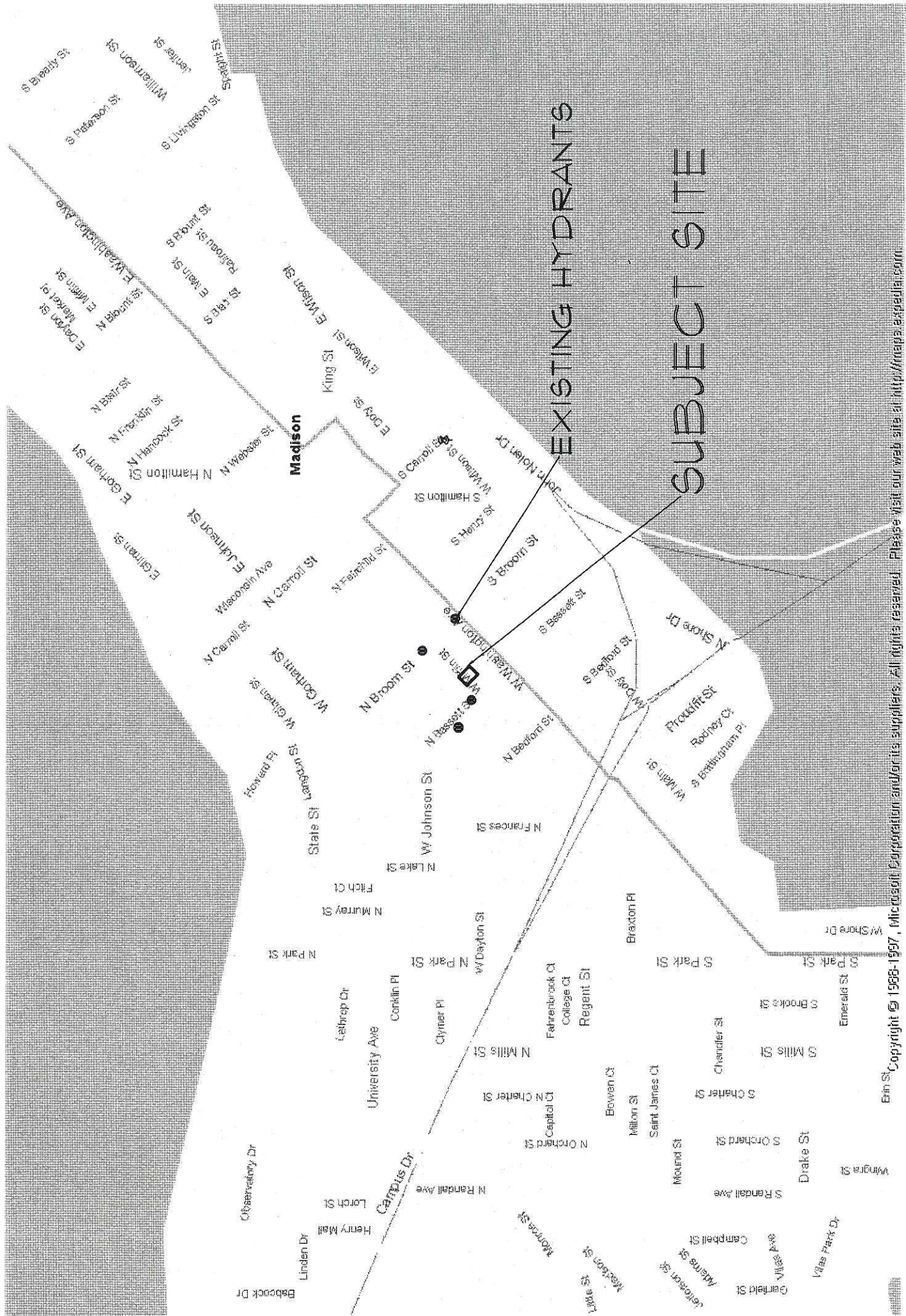
This is to provide additional information as requested in your letter of March 8, 2006, item number 34. MDC intends to complete additional cosmetic improvements to the building at 437-9 W. Mifflin, which will remain in place on the combined lots in our new PUD.

Specifically, MDC is committed to painting the entire building exterior, including contrasting trim and detail colors. MDC will add some additional trim details to the porch railings and columns. In addition we intend to add insulation to the exterior walls, and survey existing windows. Those windows that are in disrepair or of low energy efficiency will be replaced.

Please contact me at 256-2799, ext. 12, if I can provide additional information.

Sincerely,

Frank Staniszewski,
President
Madison Development Corporation



EXISTING HYDRANTS

SUBJECT SITE

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LOT AREA 10890 SQUARE FEET (0.25 ACRES)

EXISTING FRONT BUILDING	
BUILDING SUMMARY	ALL ARE GROSS AREA
FIRST FLOOR	
RESIDENTIAL SPACE	1104 SQ. FT.
SECOND FLOOR	
RESIDENTIAL SPACE	1089 SQ. FT.
BUILDING TOTALS	
1 TWO BEDROOM UNIT	2193 SQ. FT.
1 THREE BEDROOM UNIT	
BASEMENT SPACE	
	1104 SQ. FT.

PROPOSED FRONT BUILDING	
BUILDING SUMMARY	ALL ARE GROSS AREA
FIRST FLOOR	
RESIDENTIAL SPACE	1188 SQ. FT.
SECOND FLOOR	
RESIDENTIAL SPACE	1188 SQ. FT.
BUILDING TOTALS	
2 RESIDENTIAL UNITS	2376 SQ. FT.
2 THREE BEDROOM UNITS	
BASEMENT SPACE	
	1188 SQ. FT.

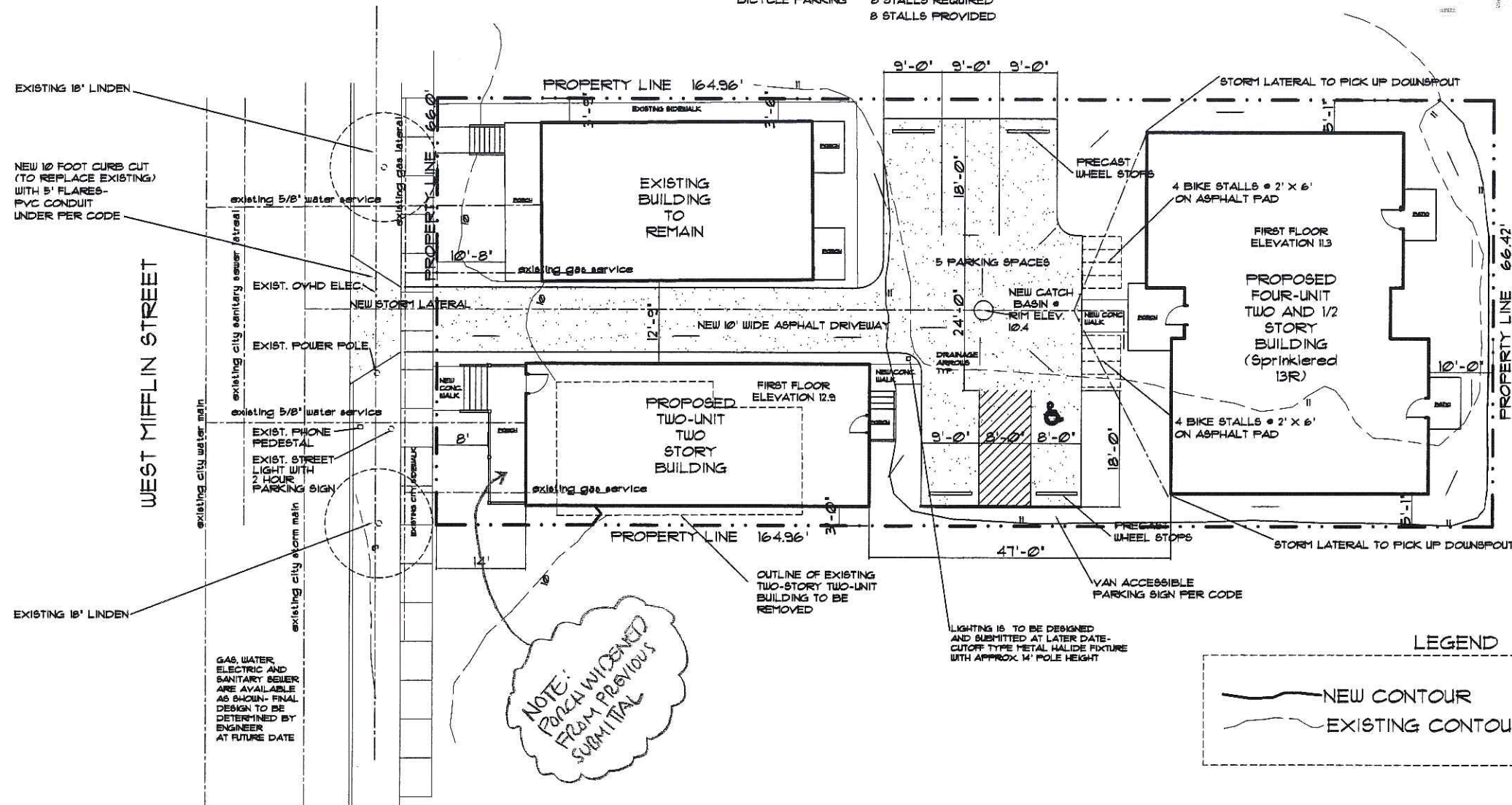
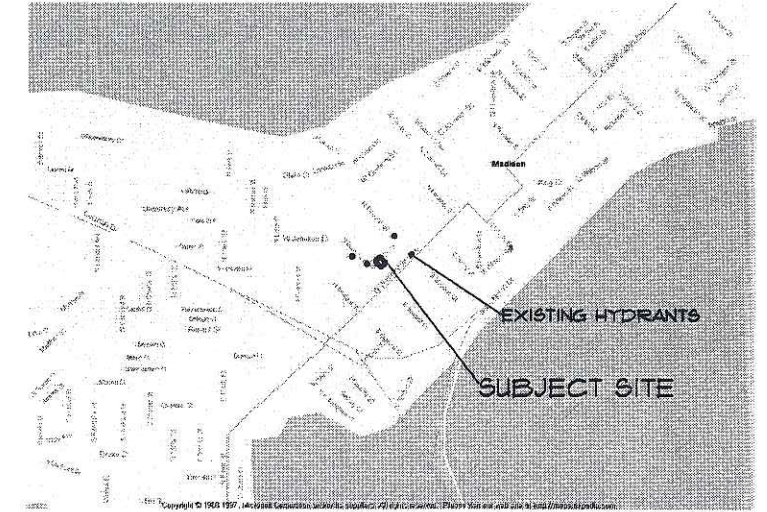
PROPOSED REAR BUILDING	
BUILDING SUMMARY	ALL ARE GROSS AREA
FIRST FLOOR	
RESIDENTIAL SPACE	2130 SQ. FT.
SECOND FLOOR AND THIRD LEVEL	
RESIDENTIAL SPACE	3190 SQ. FT.
BUILDING TOTALS	
2 RESIDENTIAL UNITS	5320 SQ. FT.
2 TWO BEDROOM UNITS	
2 FOUR BEDROOM UNITS	
BASEMENT SPACE	
	0 SQ. FT.

USABLE OPEN SPACE	
TOTAL PROVIDED	1600 SQ. FT.
TOTAL REQUIRED	1610 SQ. FT. (23 X 70)

PROJECT TOTALS	
	8 RESIDENTIAL UNITS
3 TWO BEDROOM UNITS	
3 THREE BEDROOM UNITS	
2 FOUR BEDROOM UNITS	

PARKING SPACE SUMMARY

CAR PARKING	
SURFACE SPACES	FIVE (5)
GARAGE SPACES	ZERO (0)
FIVE (5) TOTAL	
REQUIRED SPACES	THIRTEEN (13)
BICYCLE PARKING	
8 STALLS REQUIRED	
8 STALLS PROVIDED	



EXISTING 18' LINDEN
NEW 10 FOOT CURB CUT (TO REPLACE EXISTING) WITH 5' FLARES- PVC CONDUIT UNDER PER CODE

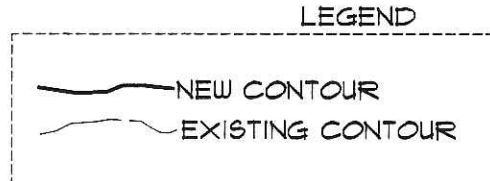
WEST MIFFLIN STREET

EXISTING 18' LINDEN

GAS, WATER, ELECTRIC AND SANITARY SEWER ARE AVAILABLE AS SHOWN. FINAL DESIGN TO BE DETERMINED BY ENGINEER AT FUTURE DATE

NOTE: PORTION WIDENED FROM PREVIOUS SUBMITTAL

LIGHTING IS TO BE DESIGNED AND SUBMITTED AT LATER DATE. CUTOFF TYPE METAL HALIDE FIXTURE WITH APPROX 14' POLE HEIGHT



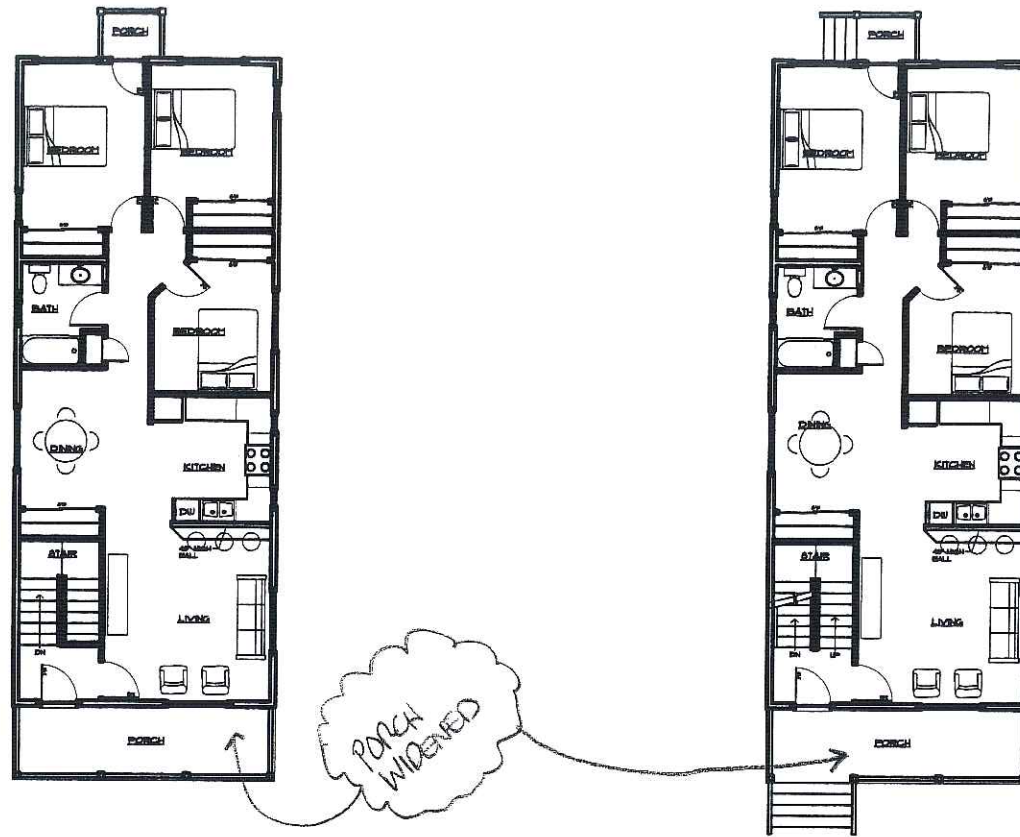
NOTE: CLOUDED NOTES INDICATE CHANGES FROM PREVIOUS SUBMITTAL

SITE/PARKING/GRADING/UTILITY PLAN

SCALE: 1"=10'



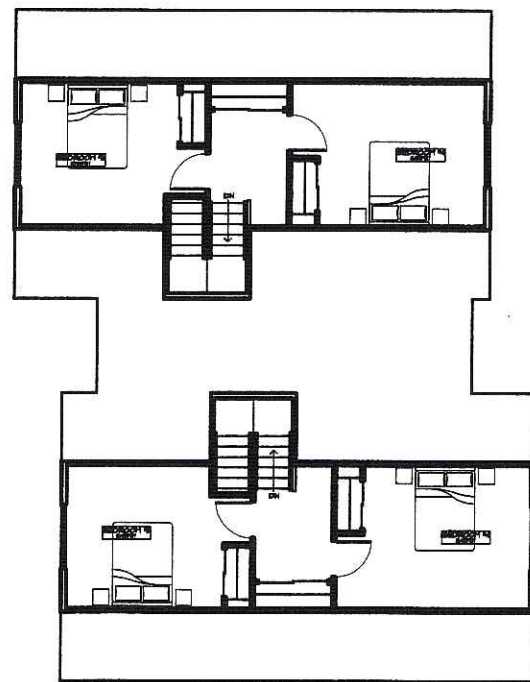
4-12-06
glueck architects
 116 North Few Street, Madison, WI 53703 (608)251-2551
 PROPOSED 8- UNIT RESIDENTIAL DEVELOPMENT
 MADISON DEVELOPMENT CORPORATION
 437-443 WEST MIFFLIN STREET
 MADISON, WISCONSIN
 0345
 9
 3



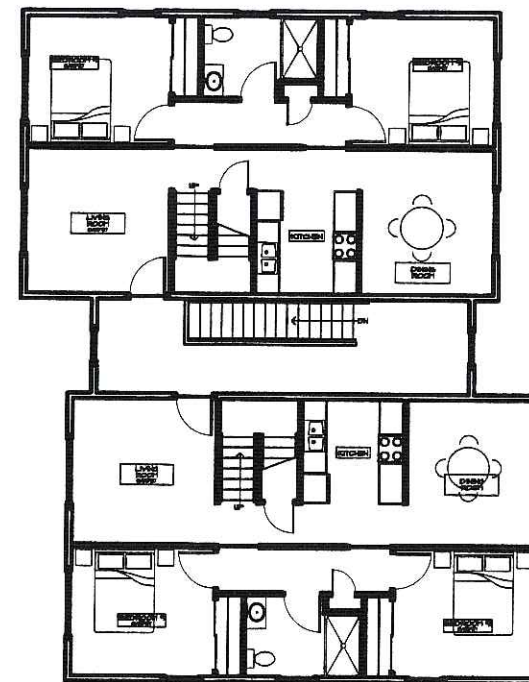
○ SECOND FLOOR PLAN
SCALE 1/16" = 1'-0"

○ FIRST FLOOR PLAN
SCALE 1/16" = 1'-0"

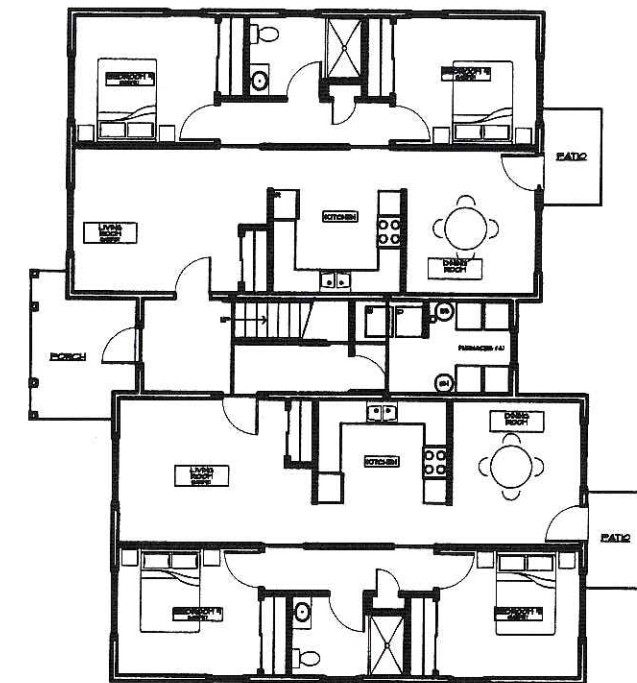
STREETSIDE BUILDING



○ THIRD FLOOR PLAN
SCALE 1/16" = 1'-0"



○ SECOND FLOOR PLAN
SCALE 1/16" = 1'-0"



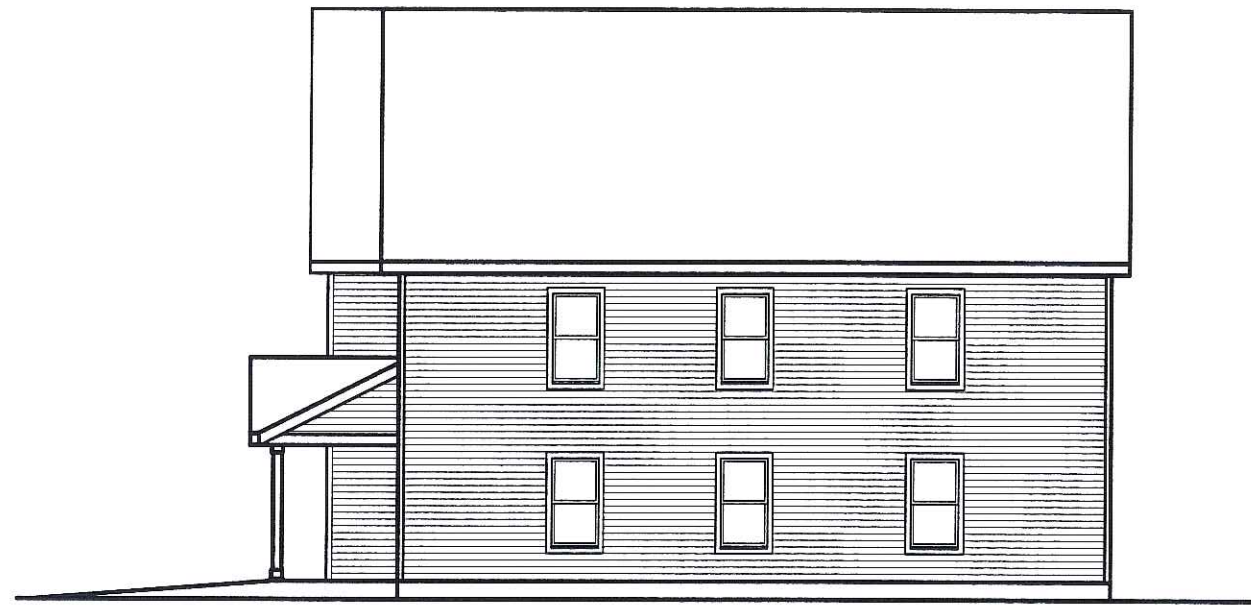
○ FIRST FLOOR PLAN
SCALE 1/16" = 1'-0"

REAR BUILDING

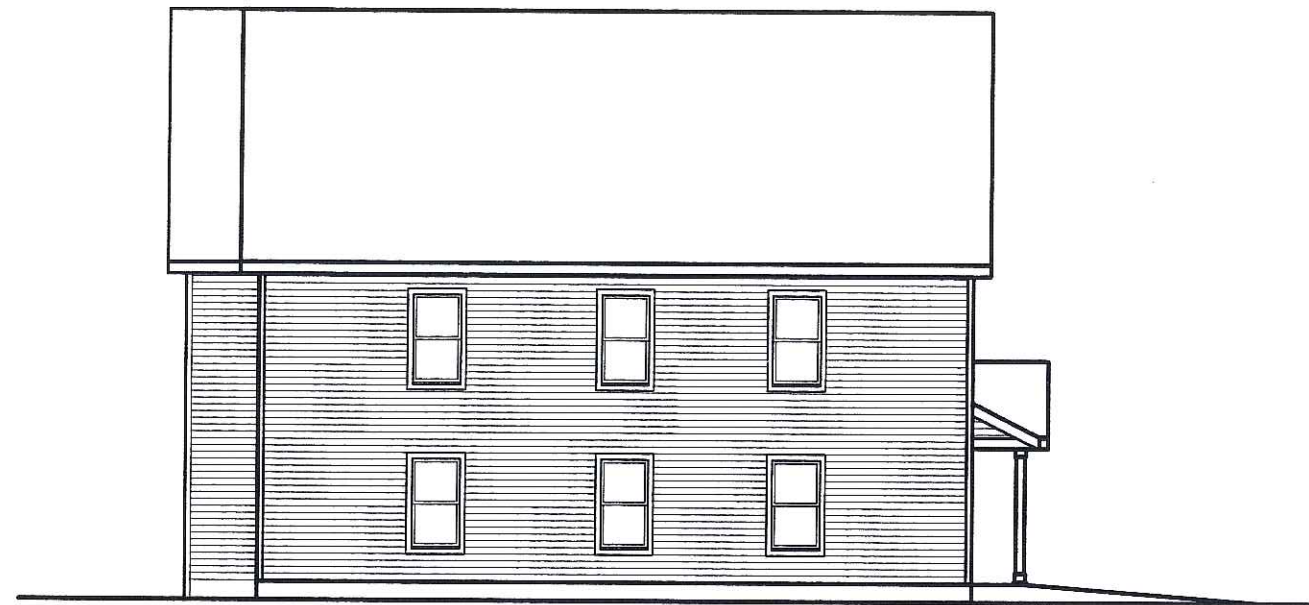
DATE

glueck architects
116 North Faw Street, Madison, WI 53703 (608)251-2551

MADISON DEVELOPMENT CORPORATION
431-443 WEST HIFLIN STREET
MADISON, WISCONSIN




SIDE ELEVATION
 SCALE 3/32" = 1'-0"




SIDE ELEVATION
 SCALE 3/32" = 1'-0"




REAR ELEVATION
 SCALE 3/32" = 1'-0"



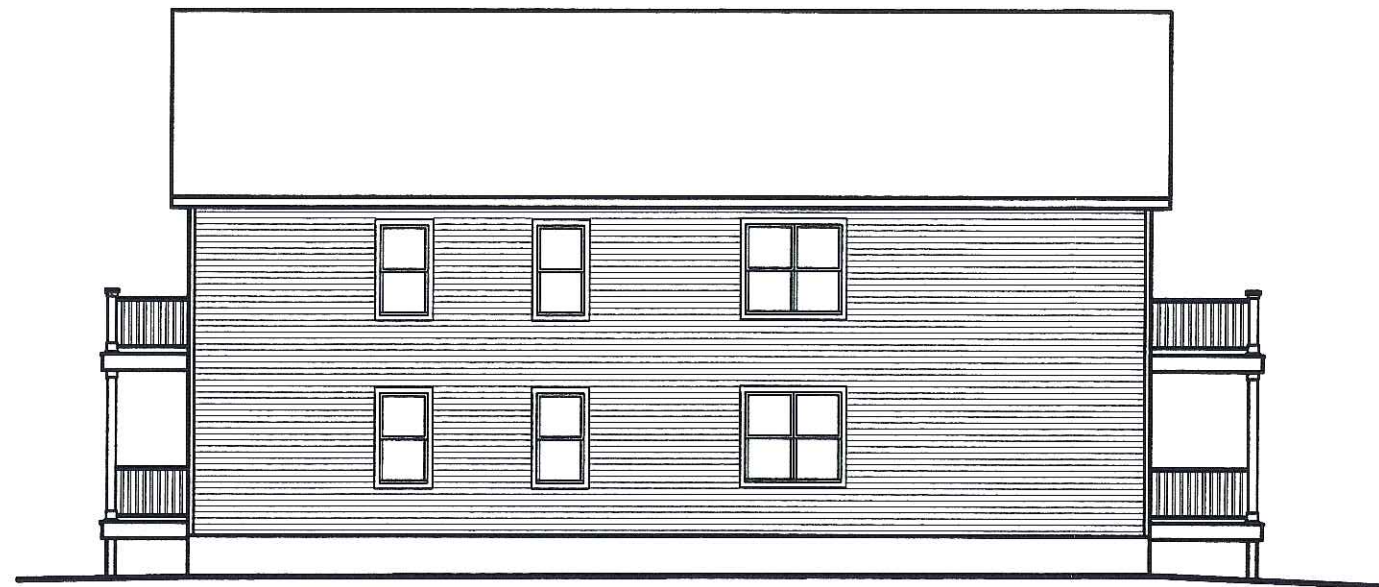

FRONT ELEVATION
 SCALE 3/32" = 1'-0"

REAR BUILDING ELEVATIONS

DATE

glueck architects
 116 North Few Street, Madison, WI 53703 (608)251-2551

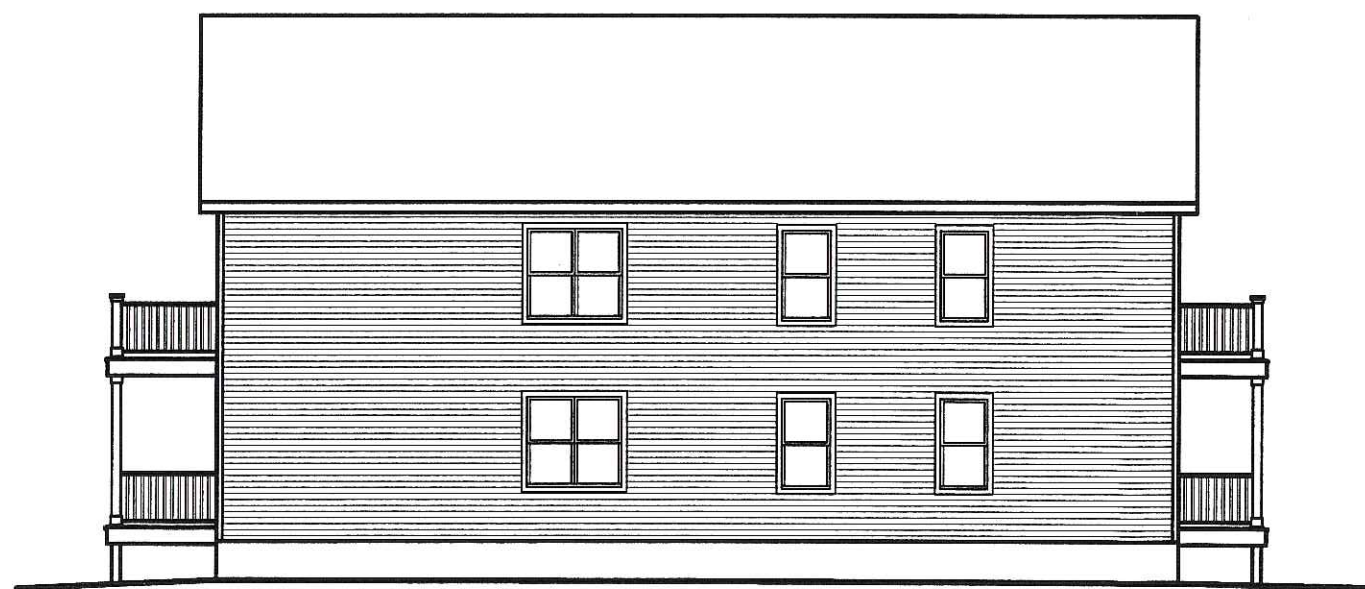
MADISON DEVELOPMENT
 CORPORATION
 451-445 WEST HIFLIN STREET
 MADISON, WISCONSIN




SIDE ELEVATION
 SCALE 3/32" = 1'-0"




REAR ELEVATION
 SCALE 3/32" = 1'-0"




SIDE ELEVATION
 SCALE 3/32" = 1'-0"



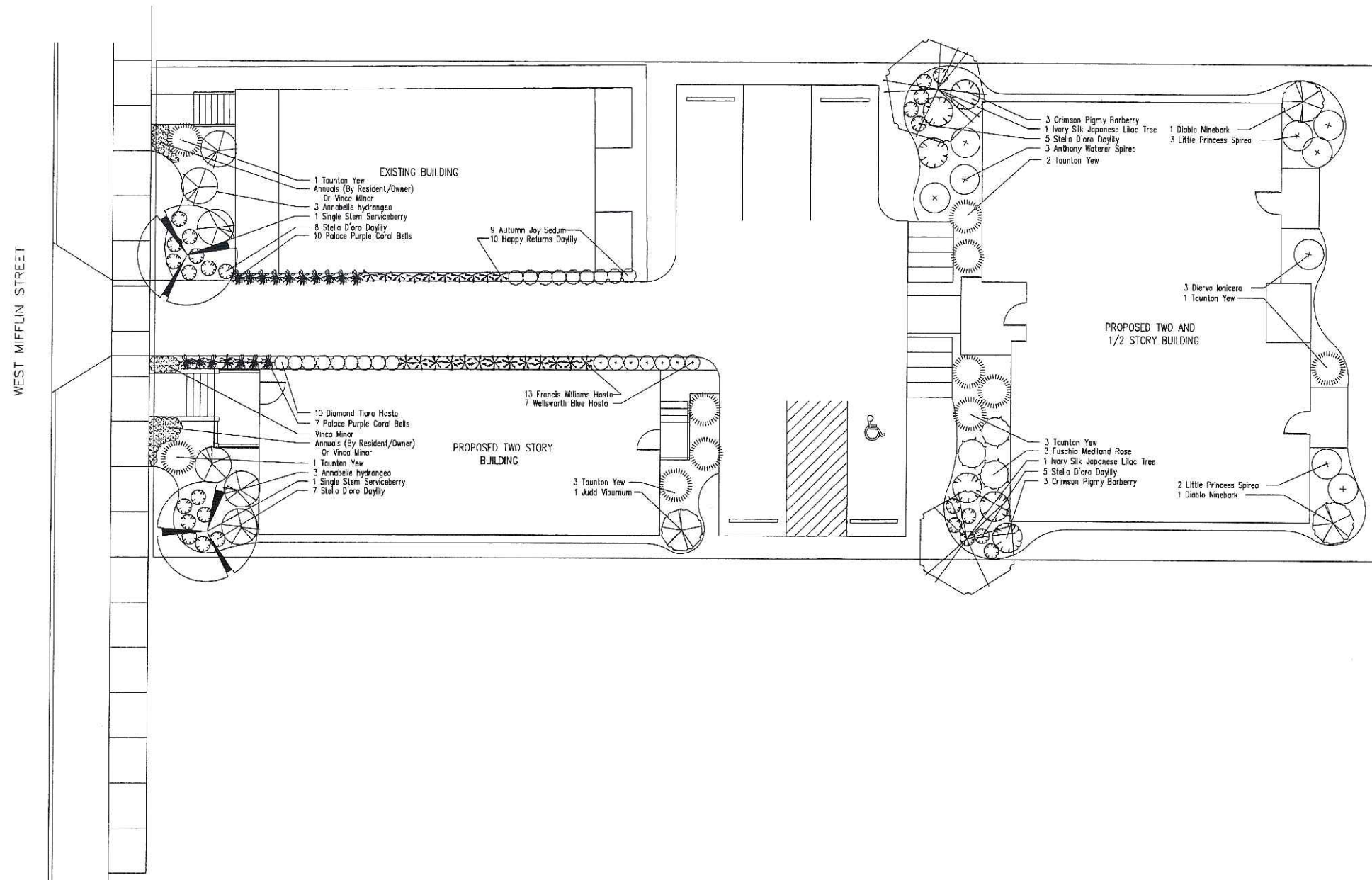

FRONT ELEVATION
 SCALE 3/32" = 1'-0"

STREETSIDE BUILDING ELEVATIONS

DATE

glueck architects
 116 North Few Street, Madison, WI 53703 (608)251-2551

MADISON DEVELOPMENT
 CORPORATION
 437-443 WEST HIGHLAND STREET
 MADISON, WISCONSIN

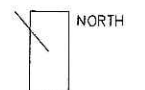


LANDSCAPE PLAN

MADISON DEVELOPMENT CORPORATION

 WEST MIFFLIN STREET

 MADISON, WISCONSIN



SCALE	1/8" = 1'-0"
DATE	12.27.05
DESIGN	Jch
REVISION	
PLAN #	C05- MDCMIFFLIN



HOUSE TO BE
REMOVED

HOUSE TO
REMAIN

5 035183

B 417 K



KYLE
751265

HOUSE TO
REMAIN

REPLACE
RAILINGS
TO MATCH
NEW BLOGS