

WEST MIFFLIN STREET

UDC Supplemental Information

October 7, 2024

Updated October 14, 2024



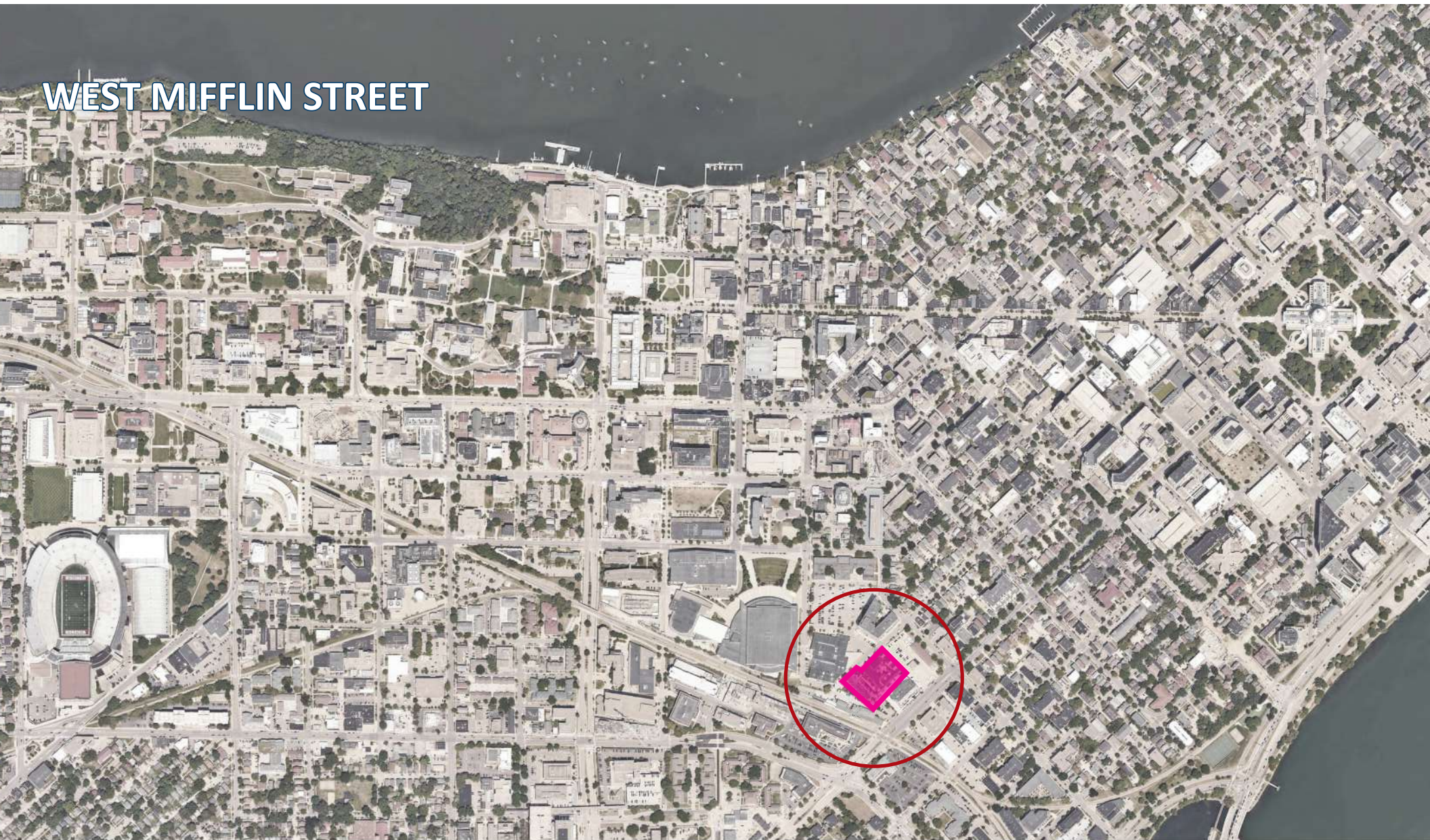
TRINITAS

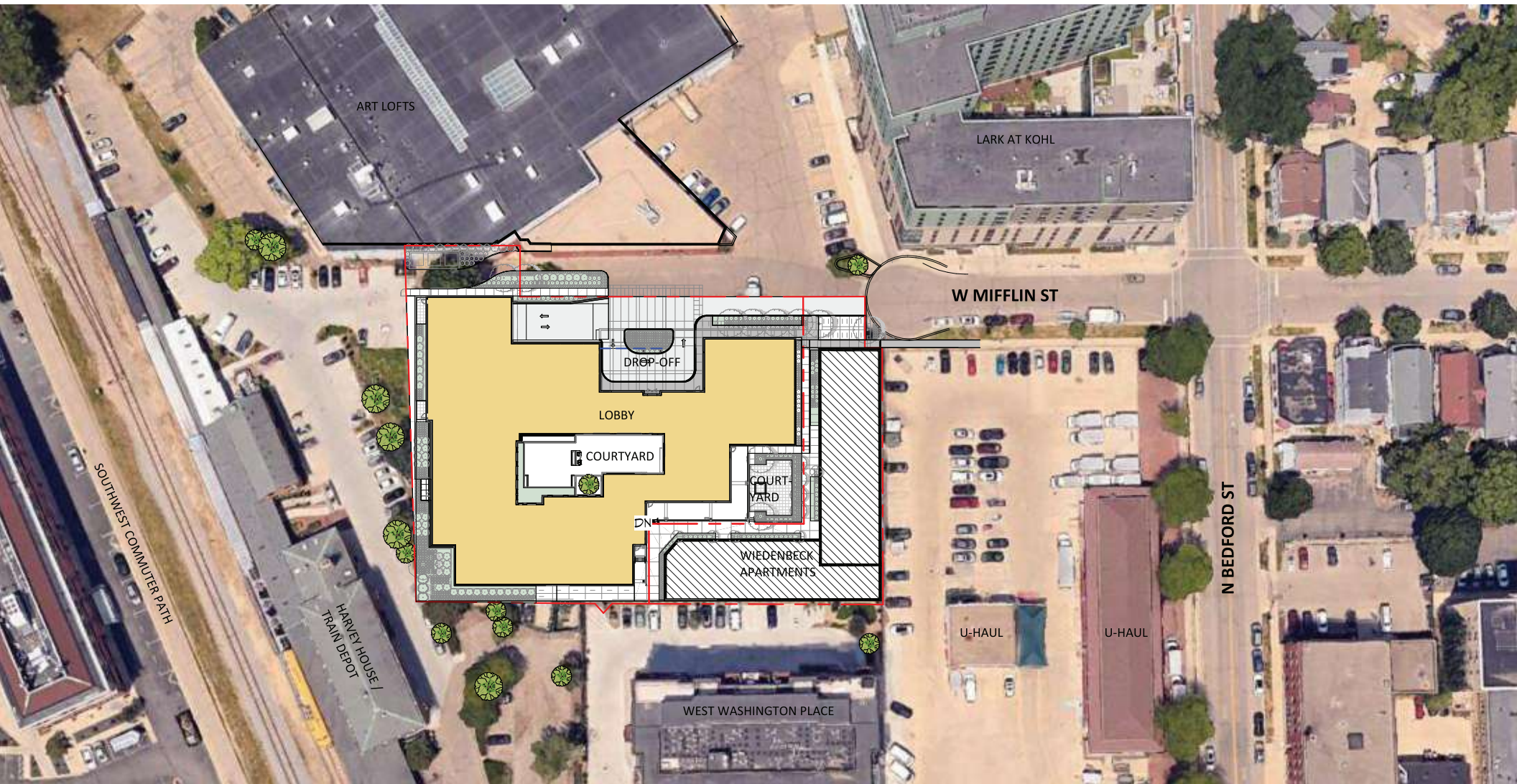
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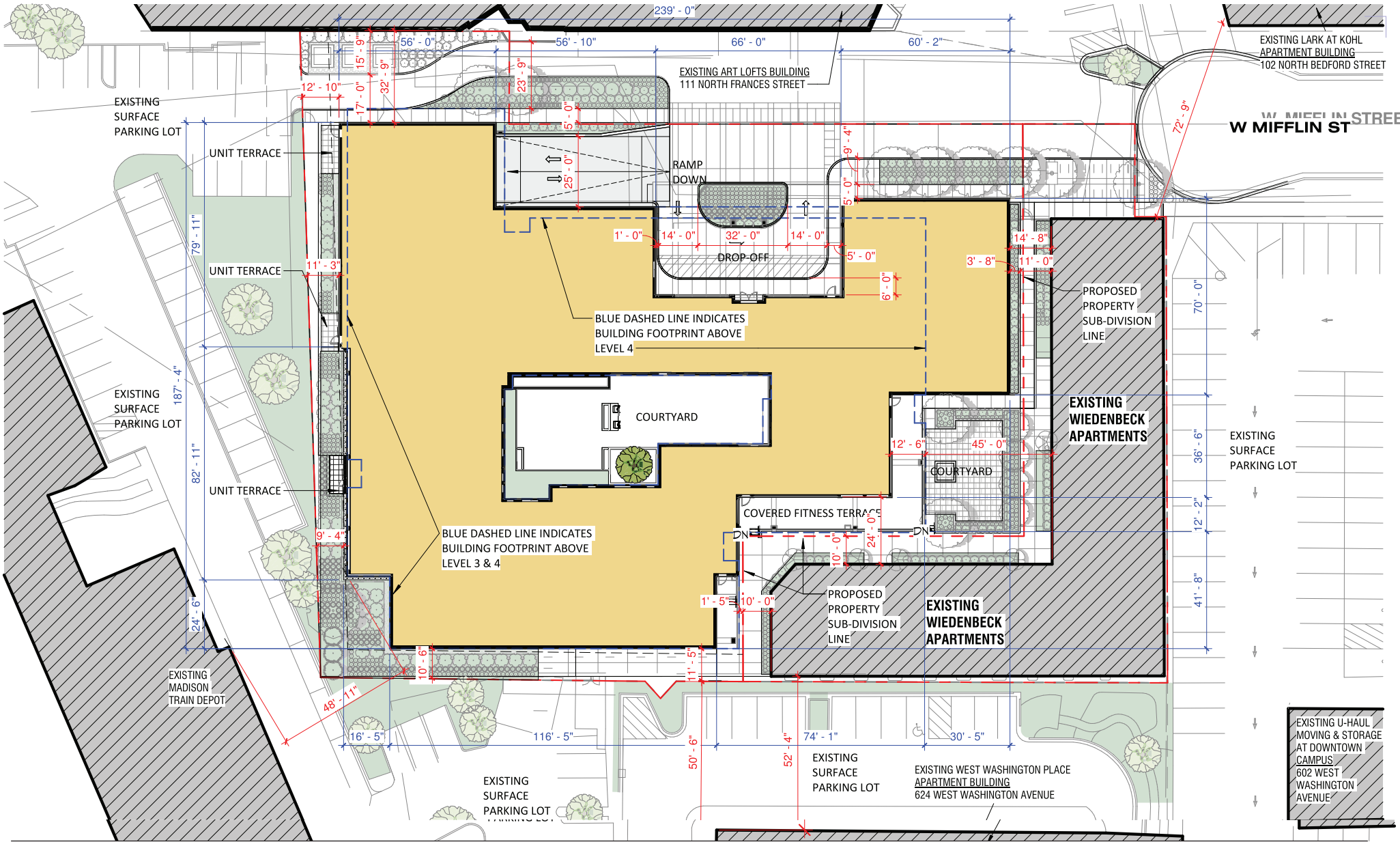
DF/

HERITAGE | CONSULTING GROUP

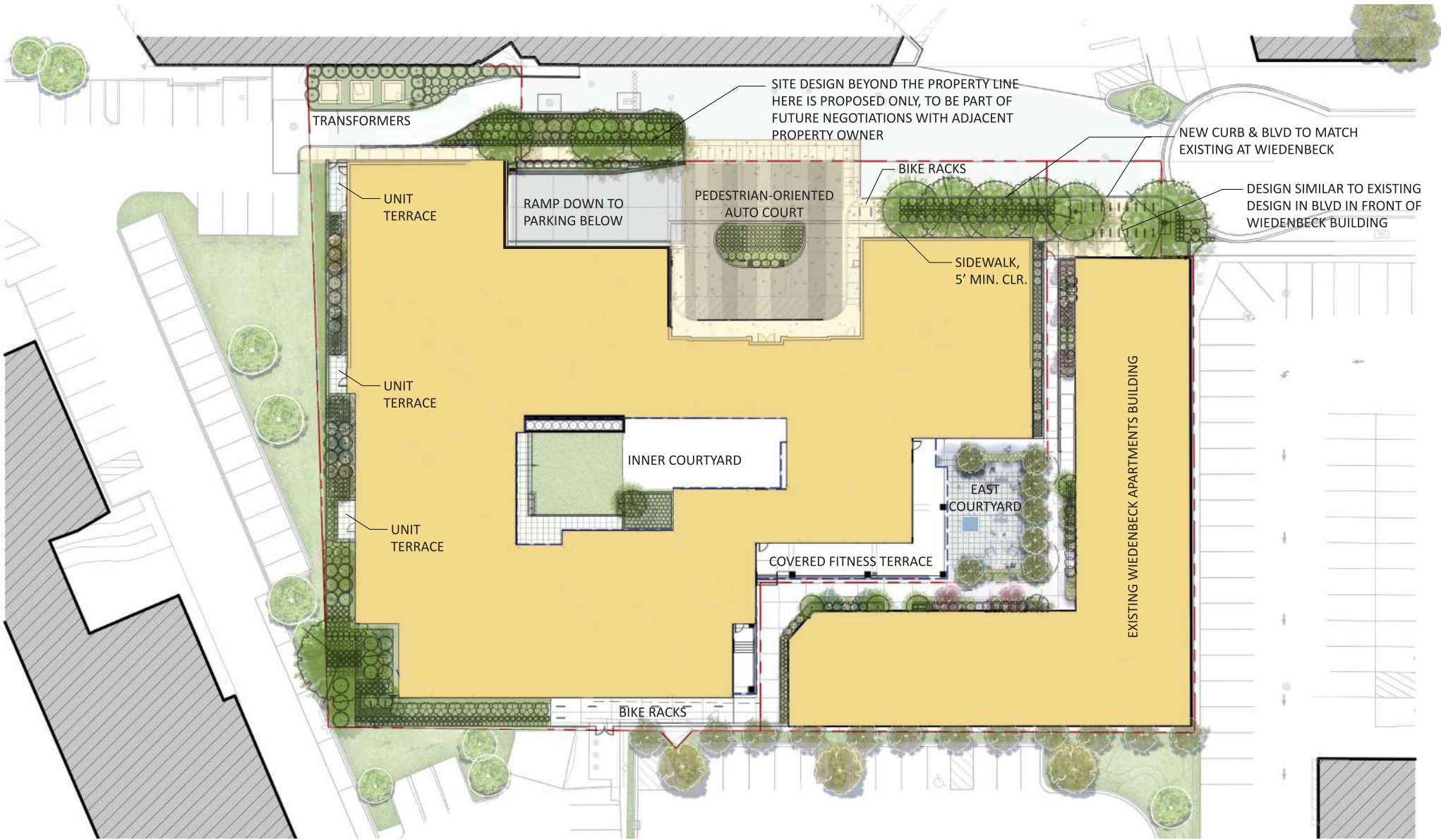
WEST MIFFLIN STREET



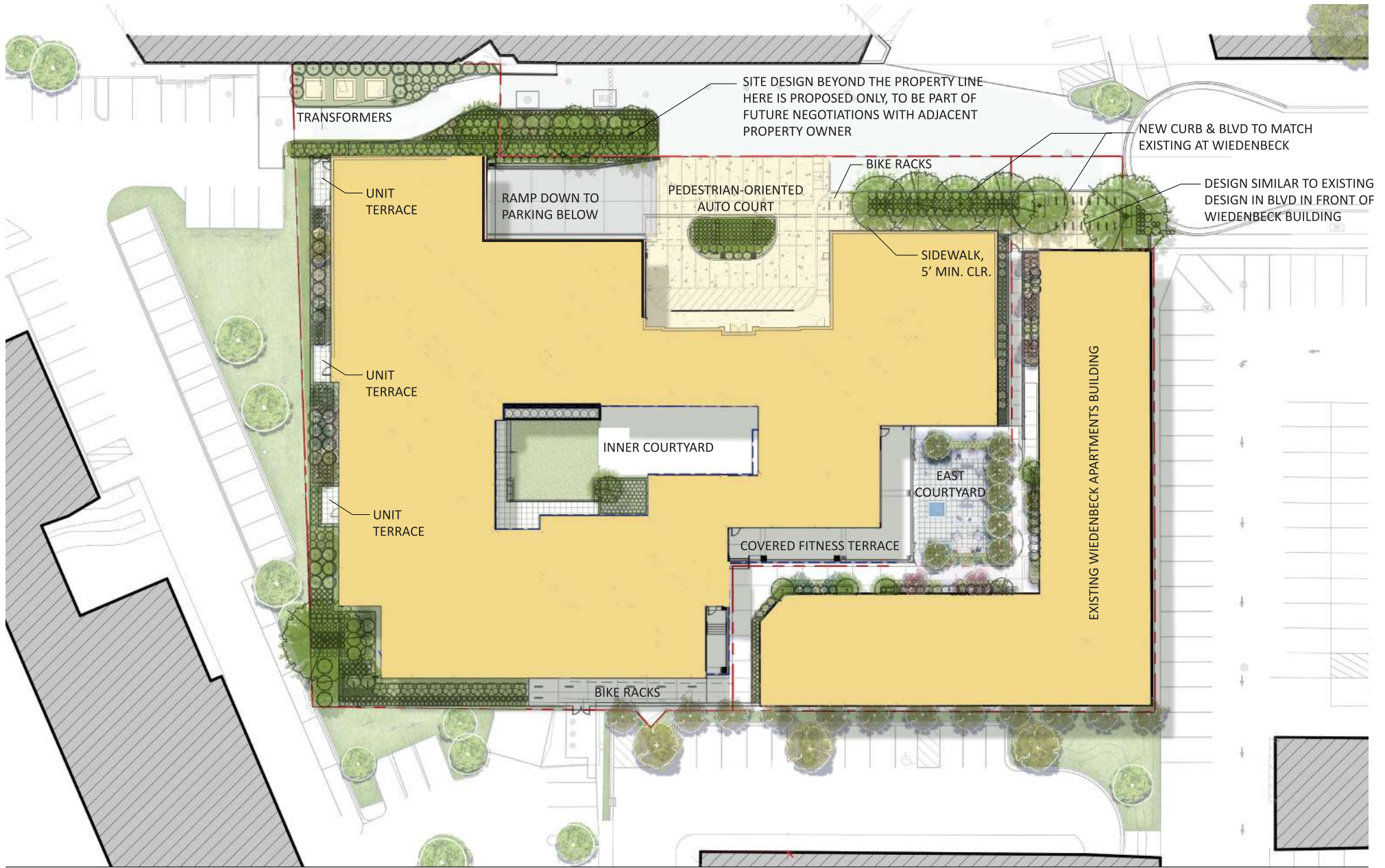








SITE PLAN B



RENDERINGS







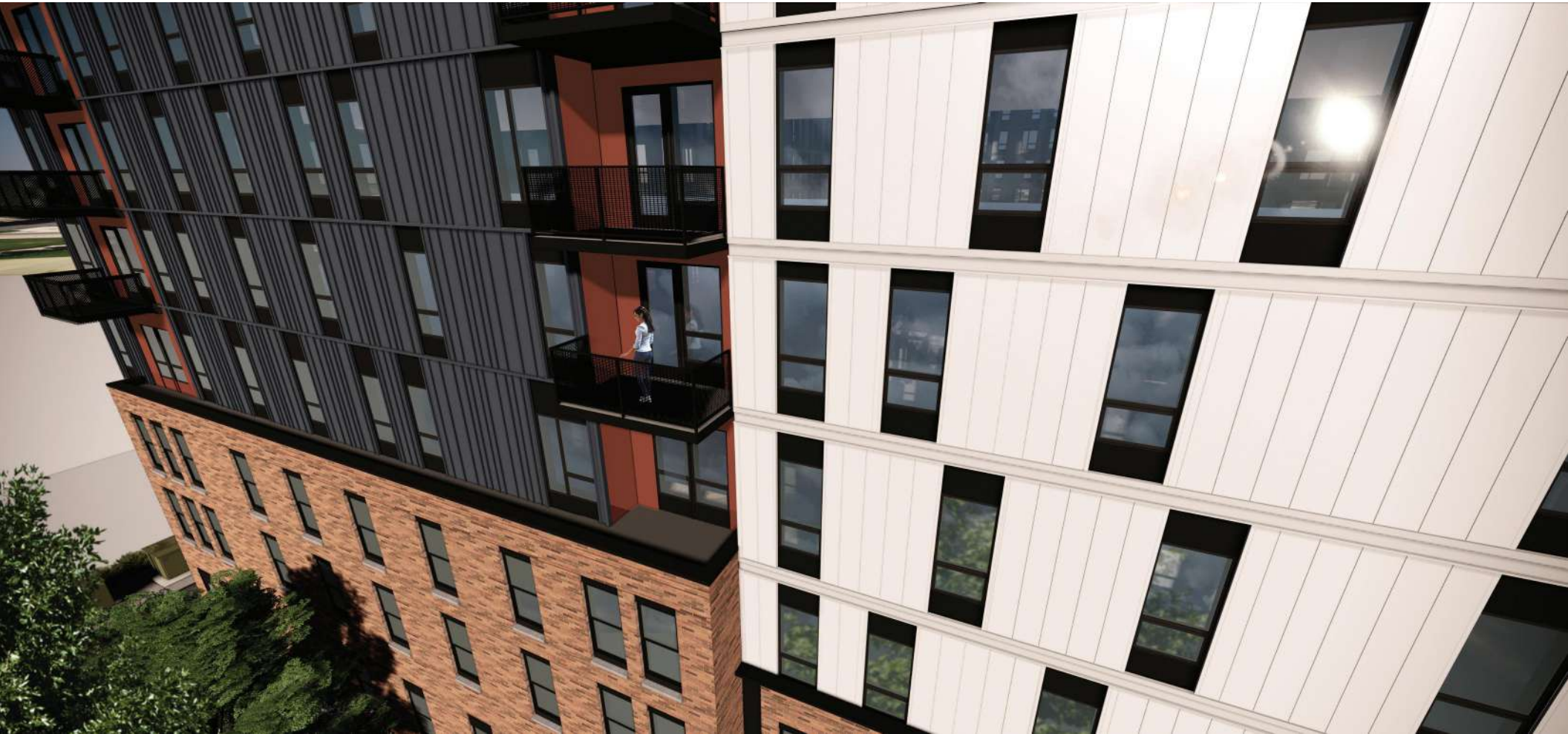




POSSIBLE CHANGE BACK TO
CHAMFERED CORNER



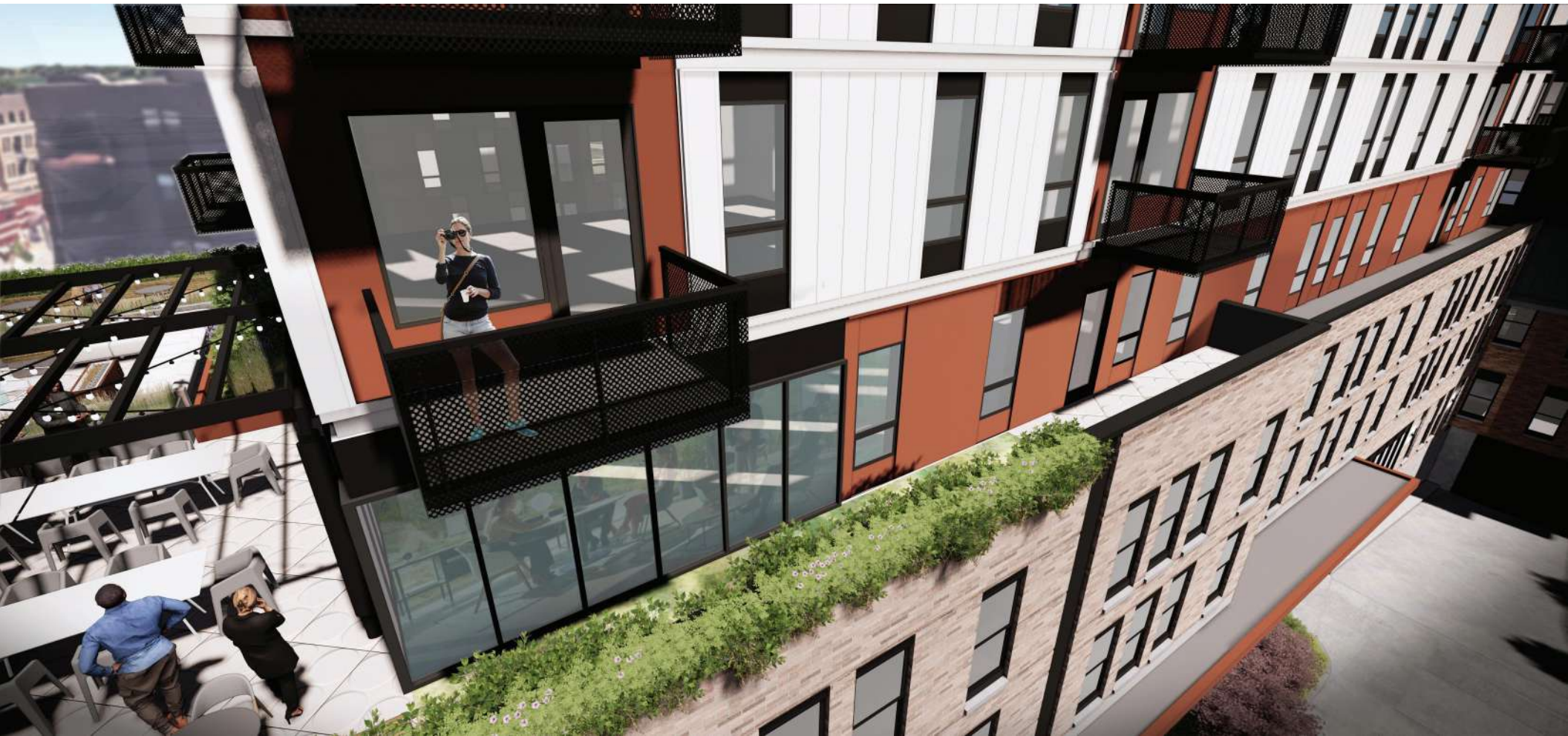
POSSIBLE CHANGE BACK TO
CHAMFERED CORNER







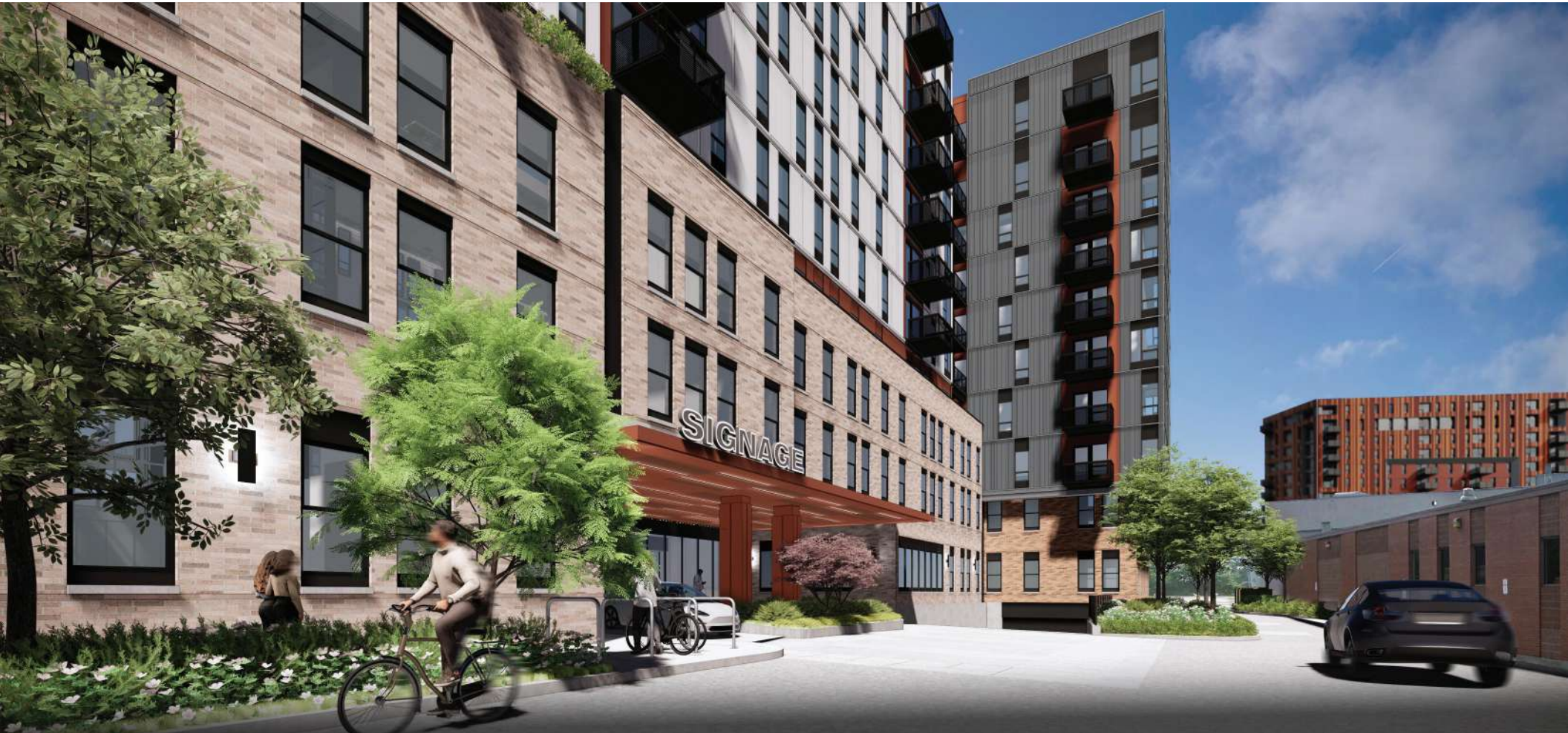


















DESIGN REVISIONS & EVOLUTION

A - PREVIOUS DESIGN



B - PREVIOUS DESIGN



C - PREVIOUS DESIGN



D - PREVIOUS DESIGN



E - CURRENT DESIGN



POSSIBLE CHANGE BACK TO
CHAMFERED CORNER

D - PREVIOUS DESIGN



E - CURRENT DESIGN



POSSIBLE CHANGE BACK TO
CHAMFERED CORNER

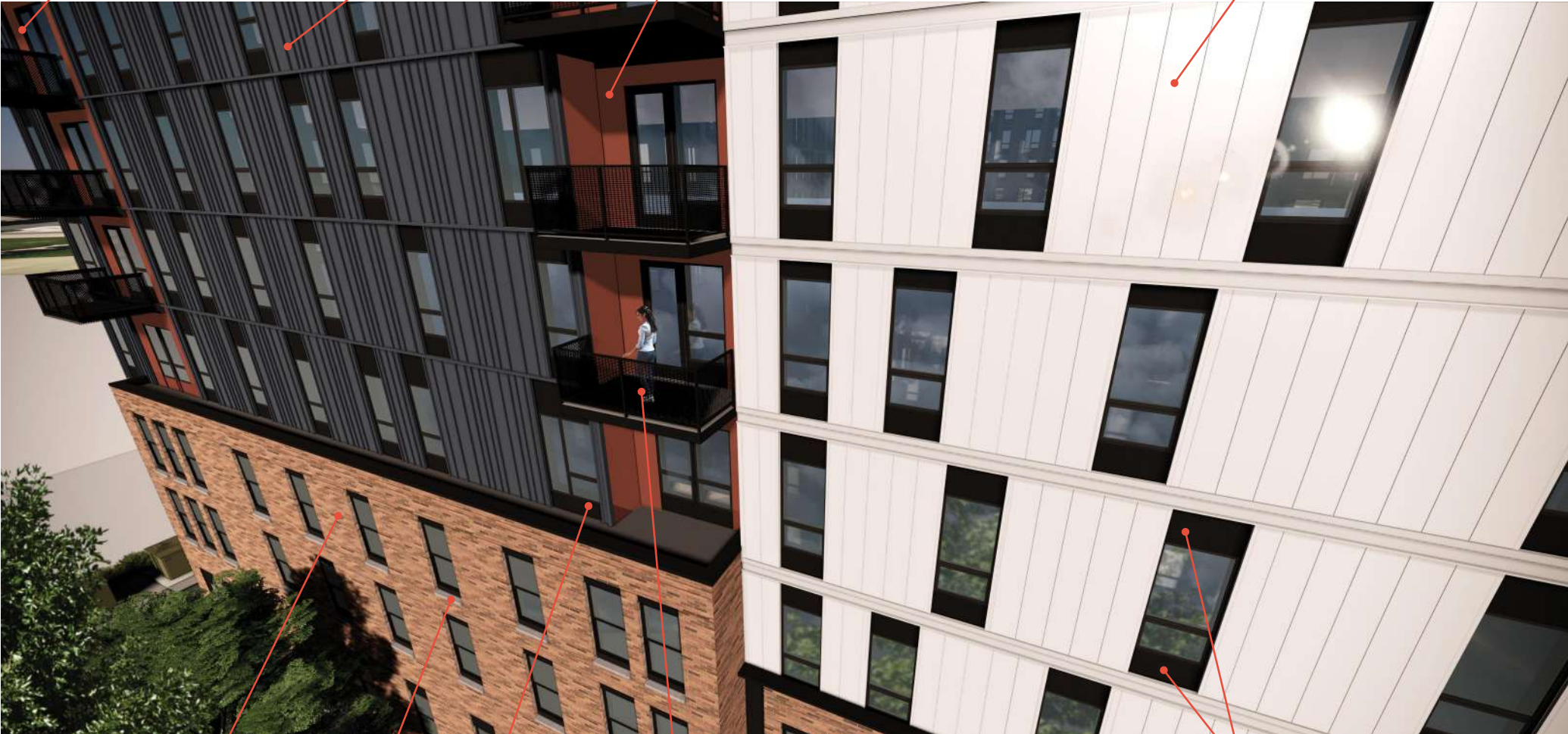
MATERIALS & DESIGN DETAILS

METAL PANEL, VERTICAL ORIENTATON, SINGLE SKIN, TERRACOTTA COLOR, LOCATED AT OUTBOARD BALCONY

METAL PANEL, VERTICAL ORIENTATON, SINGLE SKIN, VARIABLE-WIDTH, MEDIUM GRAY COLOR

METAL PANEL, VERTICAL ORIENTATON, SINGLE SKIN, TERRACOTTA COLOR, LOCATED AT RECESSED BALCONY

METAL PANEL, VERTICAL ORIENTATON, SINGLE SKIN, CONSISTANT WIDTH WHITE COLOR



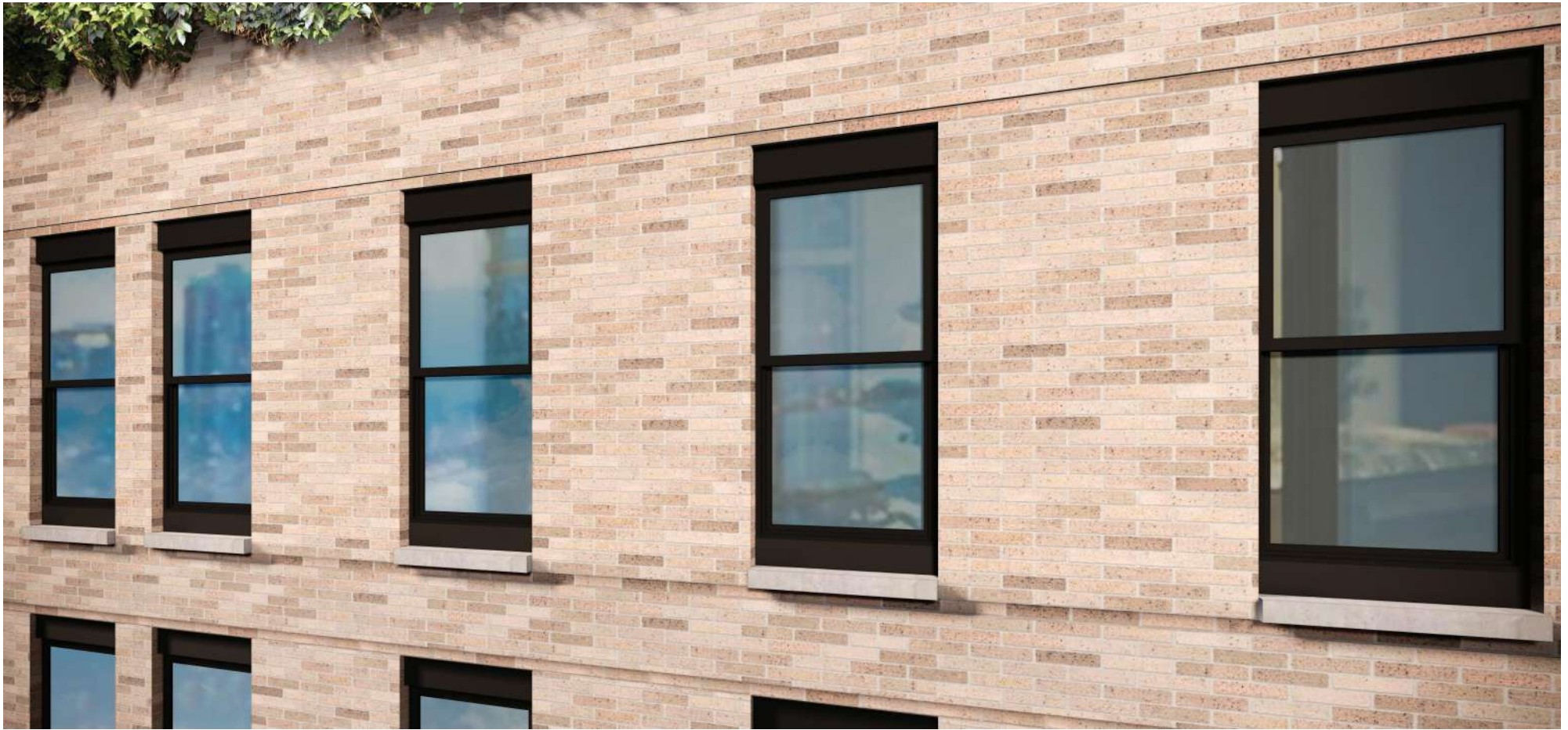
BRICK CLAY MASONRY COLOR

CAST STONE SILL

METAL PANEL ACCENT MATTE BLACK

METAL BALCONY RAILING BLACK

METAL PANEL ACCENT MATTE BLACK



DETAILED 3 DIMENSIONAL VIEW

BRICK 1A

PRIMARLY AT MIFFLIN FACADE



DETAILED 3 DIMENSIONAL VIEW

BRICK 1B

AT NORTH, WEST, & SOUTH FACADES
FACING TOWARD THE DEPOT



METAL PANEL - GRAY

DETAILED 3 DIMENSIONAL VIEW



METAL PANEL - GRAY



BUILT EXAMPLE PHOTOS



METAL PANEL - WHITE

DETAILED 3 DIMENSIONAL VIEW



METAL PANEL - WHITE



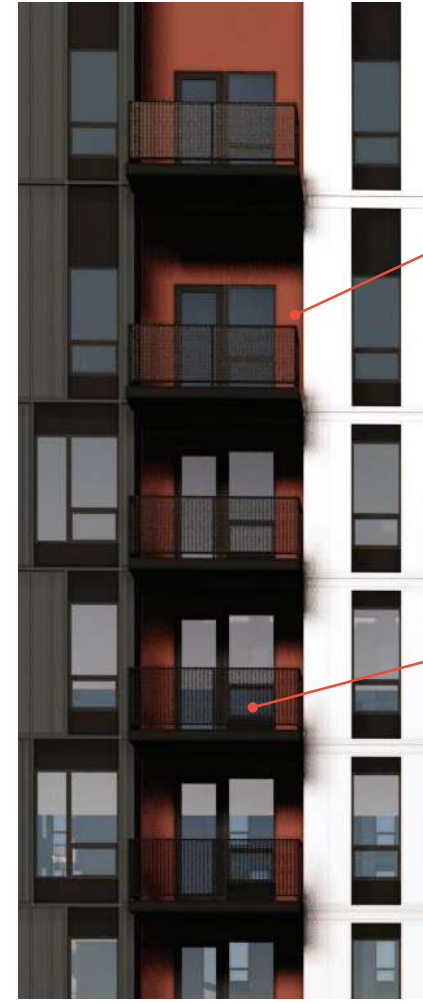
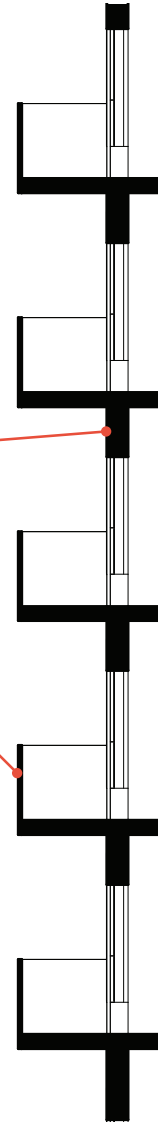
BUILT EXAMPLE PHOTOS



METAL PANEL, VERTICAL
ORIENTATON, SINGLE
SKIN, TERRACOTTA
COLOR, LOCATED AT
OUTBOARD BALCONY

METAL BALCONY
RAILING BLACK

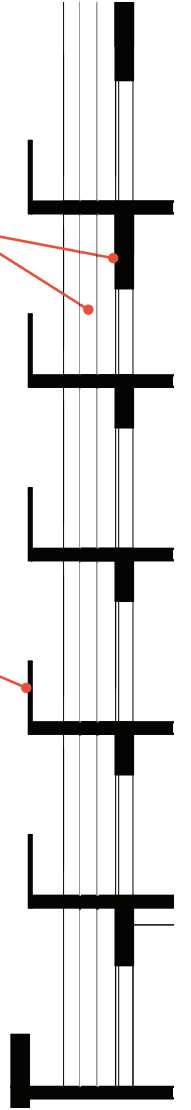
OUTBOARD BALCONY



METAL PANEL, VERTICAL
ORIENTATON, SINGLE
SKIN, TERRACOTTA
COLOR, LOCATED
AT RECESSED BALCONY

METAL BALCONY
RAILING BLACK

RECESSED BALCONY



SUSTAINABLE DESIGN

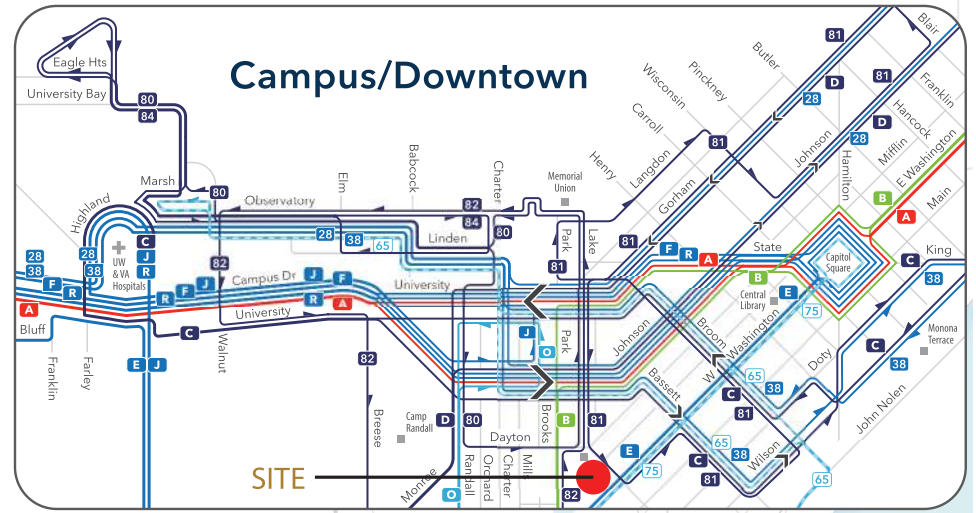
Site and Transportation

SITE

- Solving existing brownfield site with remediation.
- Adding housing density to a site with close proximity to downtown and the University of Wisconsin.

TRANSPORTATION

- Location efficiency: 87 walk score , 99 bike score, and 60 transit score.
- Close proximity to Southwest Commuter bike and walking path on west side of site.
- Madison BCycle bike share station less than one block southwest of site.
- On-site enclosed long term storage for 341 bicycles.
- Short term bicycle parking on sidewalk by primary building entrance for visitors.
- Convenient access to public transportation: bus stops a few block serving routes A, B, C, D, F, R, 28, 38, 65, 76, 81, 82.
- Dedicated delivery vehicle and pickup/dropoff zone at main building entrance to improve traffic flow around site.



Materiality

EXTERIOR MATERIALS

- Low-VOC materials, paints and coatings used to improve the interior environmental air quality.
- Metal panel is a low-maintenance, has high recycled content, and is itself 100% recyclable.
- High-efficiency windows used throughout.
- Bird glass utilized throughout.
- Light colored TPO roof membrane used to mitigate the heat island effect.



LANDSCAPE DESIGN

- Native landscaping planted throughout.
- Water sense irrigation controllers to reduce exterior water use.
- Green roofs provided throughout, with appropriate soil mix to slow water infiltration.
- Biophilic landscape design integrates nature into urban spaces, enhancing well-being and ecological health.



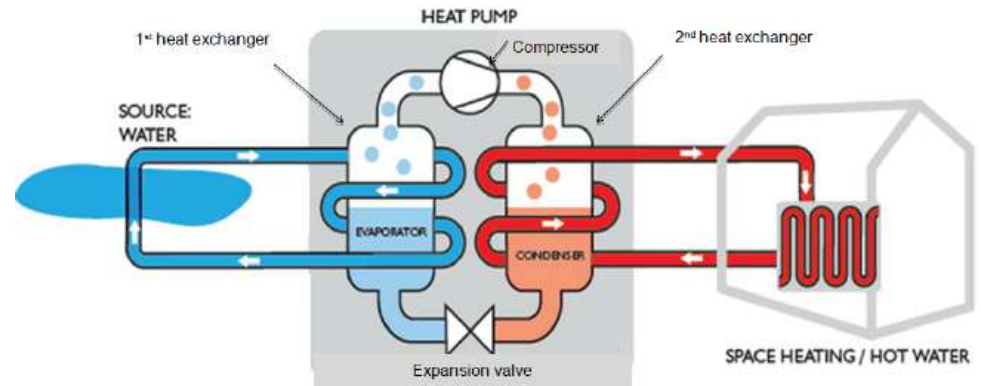
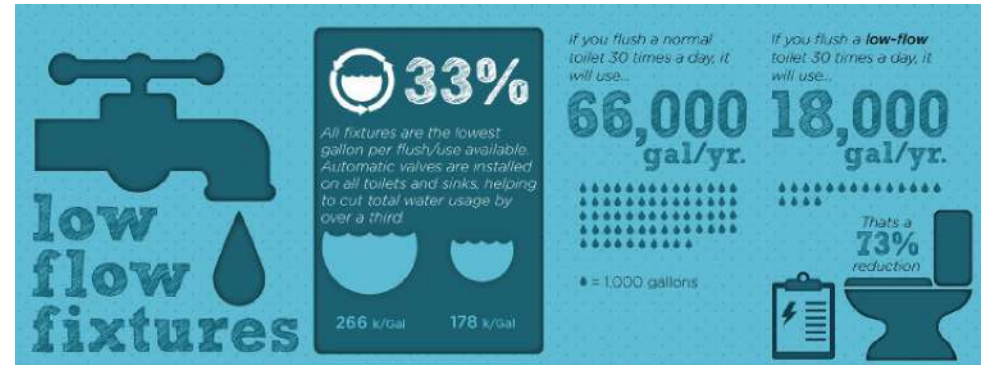
Plumbing / Mechanical Systems

PLUMBING

- Water-efficient low flow plumbing fixtures provided throughout the building to achieve 30% reduction in water usage.

MECHANICAL

- Programmable thermostats.
- High-efficiency gas water heaters for domestic water usage
- High efficiency gas unit heaters for garage heating
- Core loop system with cooling tower and high efficiency boilers efficiently heats and cools the building
- Water source heat pumps are 4-15.5 EER (Energy Efficiency Ratio), 20% more efficient than baseline water source heat pumps and much more efficient than traditional VTAC system.



Electrical Systems

ELECTRICAL

- LED light fixtures.
- Automatic lighting controls.
- Daylight harvesting.
- Exterior lighting controls.
- Energy-efficient electric appliances provided throughout the building.
-
- Occupancy dimming sensors provided in corridors.
- Occupancy sensors provided in common areas.
- Dedicated electric vehicle parking and charging stations in the parking garage.
- Approximately 50kW solar photovoltaic array on the roof to power amenity areas



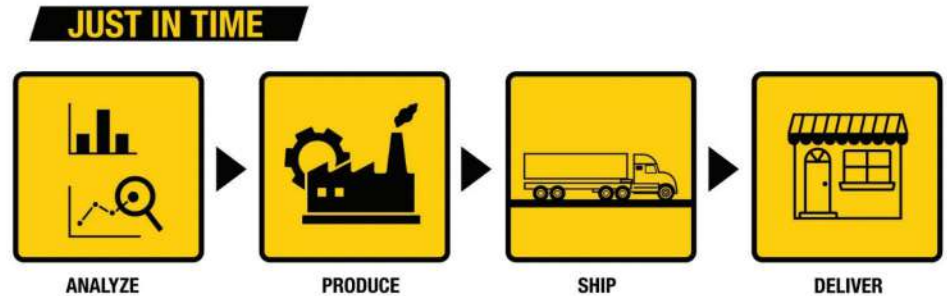
Demolition and Construction

DEMOLITION

- Local non-profits such as Habitat for Humanity will be invited to conduct a walk-through and identify salvageable materials for donation.
- Remaining appliances and equipment that are not suitable for donation will be properly removed and recycled or properly disposed of.
- Any hazardous materials will be properly handled and removed by a licensed abatement contractor.
- Concrete and masonry materials will be crushed and recycled with tonnage reports provided upon completion.
- All metals will be separated and recycled by a local recycling facility.

CONSTRUCTION

- High recycled content in concrete reinforcing steel, metal stud exterior framing, and interior partition framing.
- Non-smoking building during construction.
- Just-in-time deliveries to reduce unnecessary trucking and materials stored on site.



Operations

TRASH

- Recycling chutes located on each floor.
- Large cardboard box disposal area available for all tenants for cardboard boxes too large to fit in chutes.
- On-site compactor for recycled materials.

BUILDING MAINTENANCE

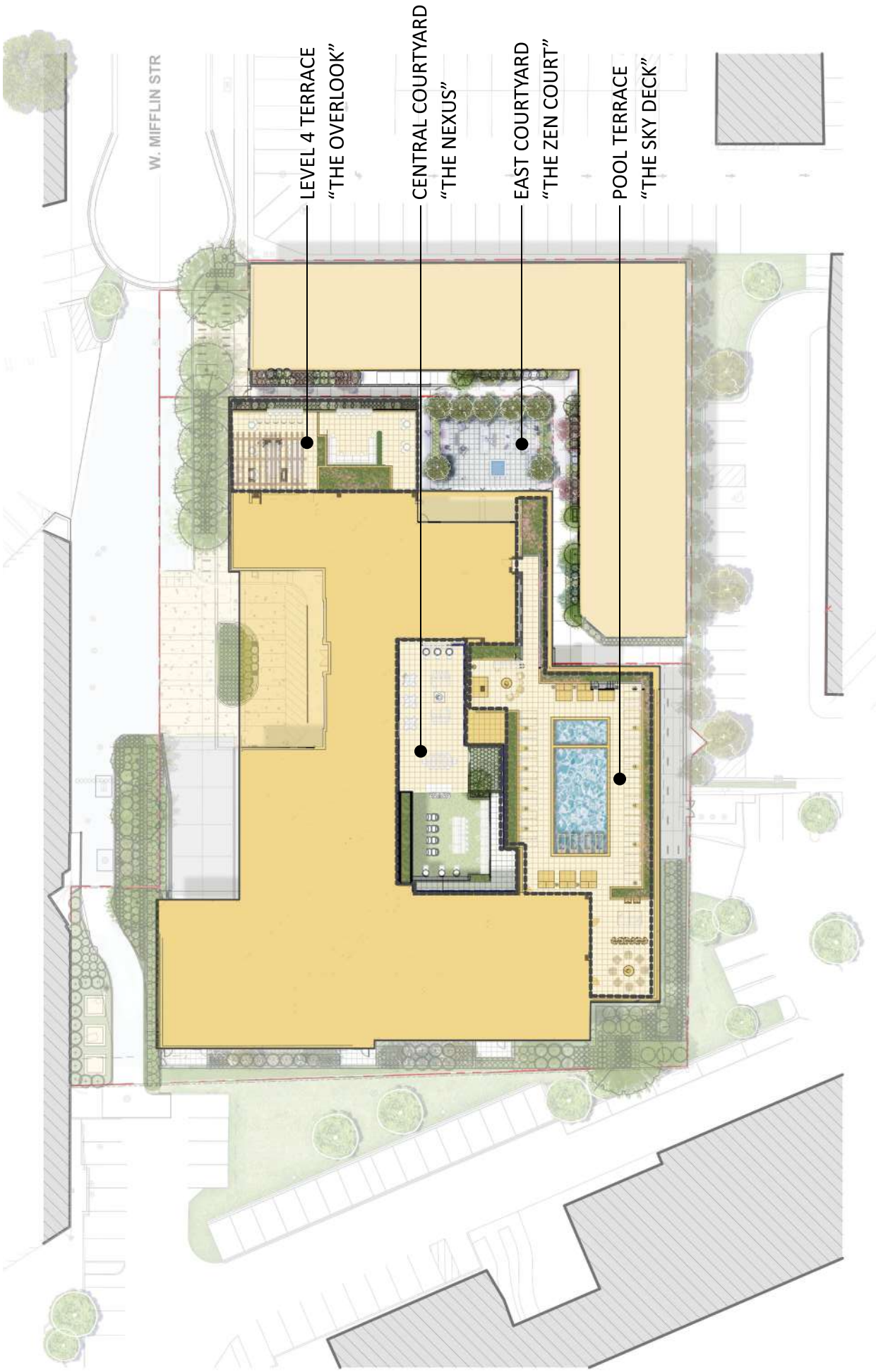
- Extensive monthly maintenance checks for MEP and Fire Safety systems.
- Equipment maintenance contracts to ensure proper functioning of equipment.
- Quarterly exterior maintenance inspections to prolong life of building.
- Regular maintenance schedule for on-site plantings.
- Extensive cleaning procedures, including daily cleaning of entrances, common areas, corridors, restrooms, and offices.



THANK YOU

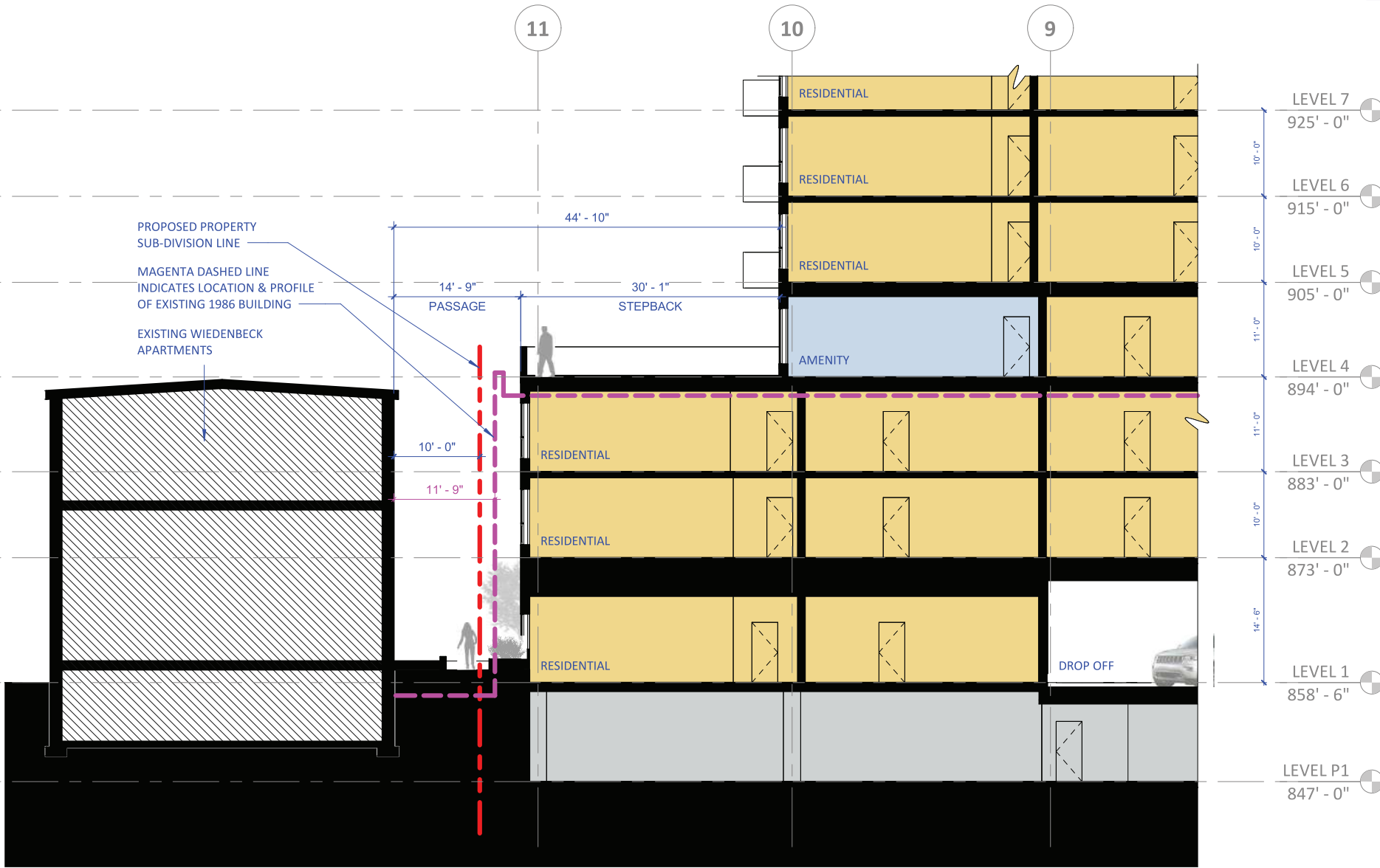


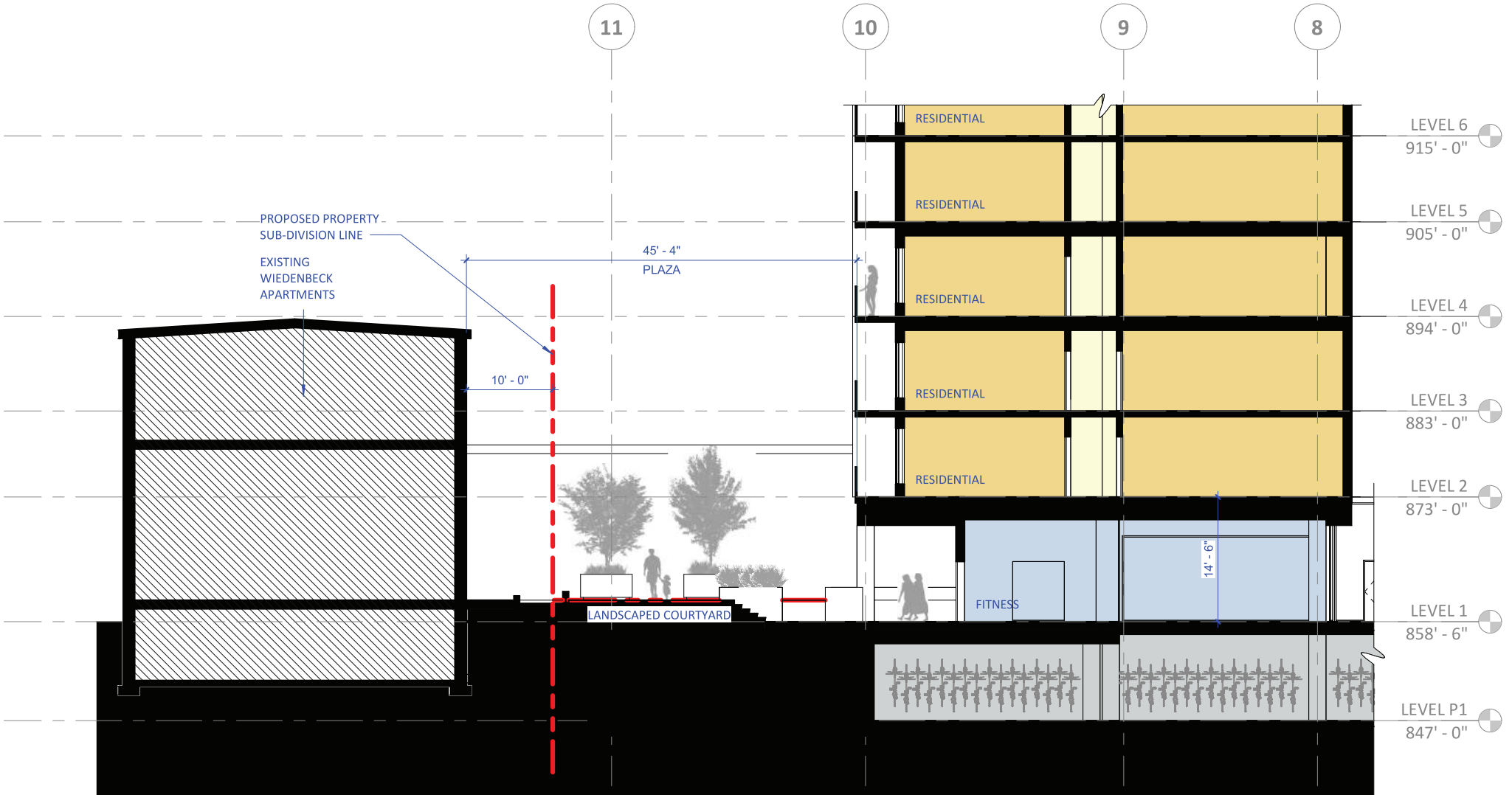
SUPPLEMENTARY CONTENT

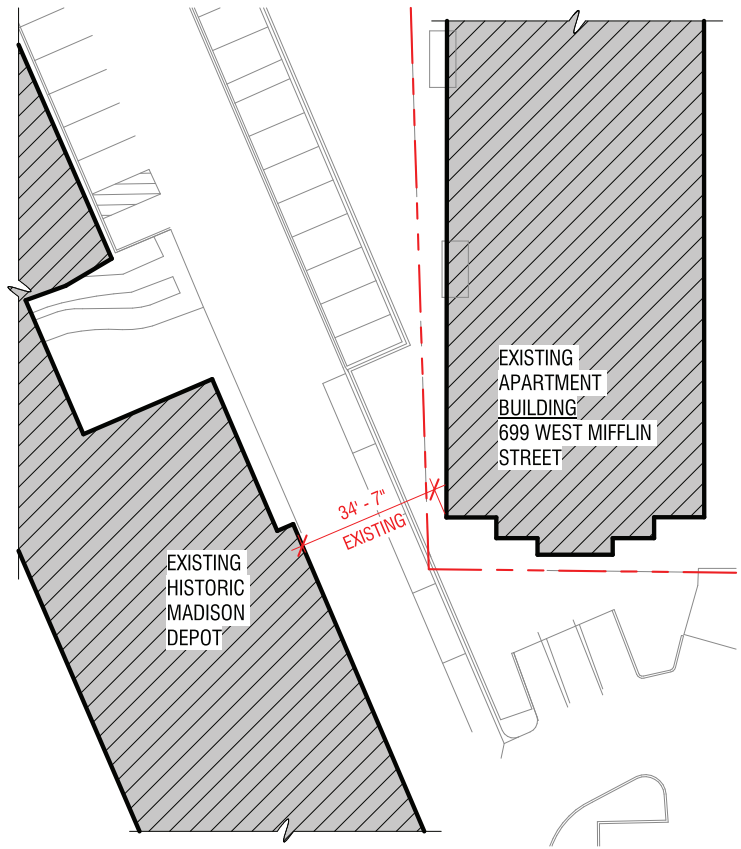


SITE PLAN & ROOF PLAN

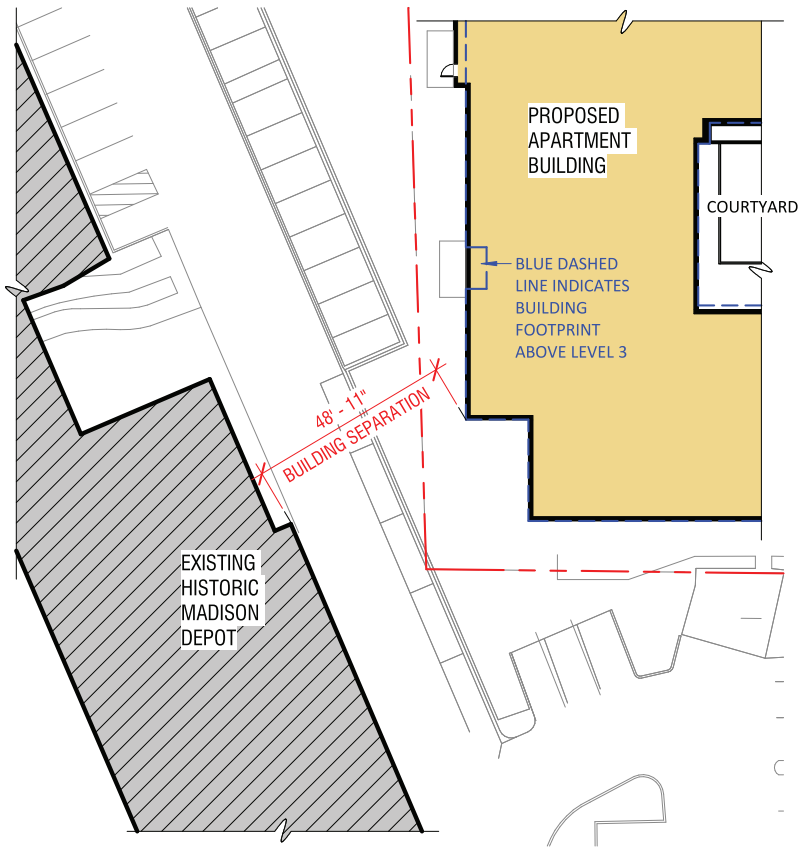
BUILDING DIAGRAMS







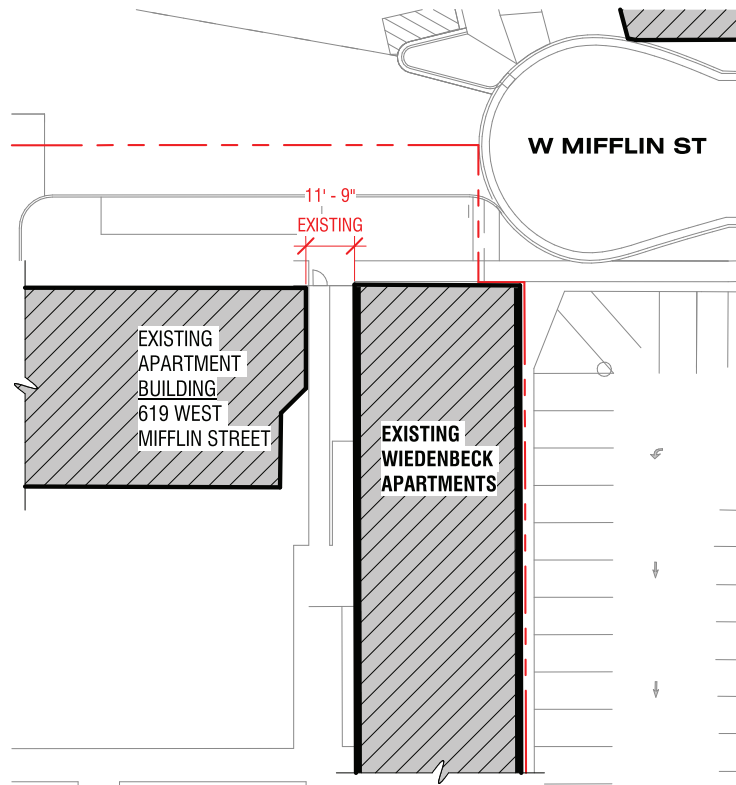
BUILDING SEPARATION @ MADISON DEPOT - EXISTING CONDITION



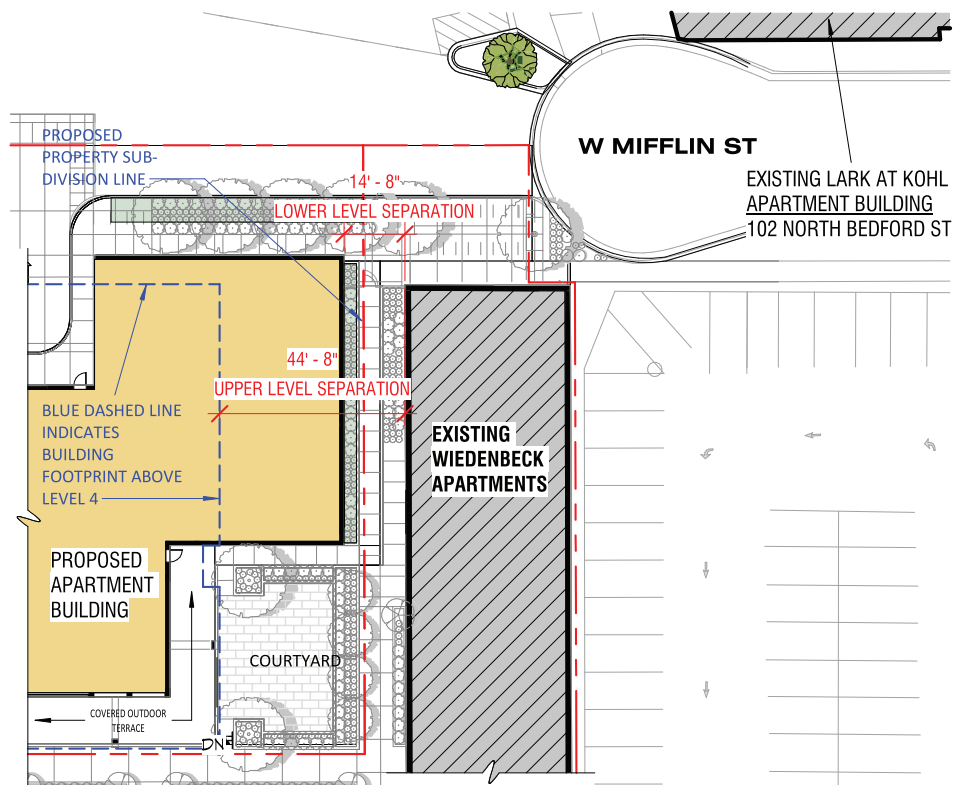
BUILDING SEPARATION @ DEPOT - PROPOSED

Scale: 1" = 30'-0"





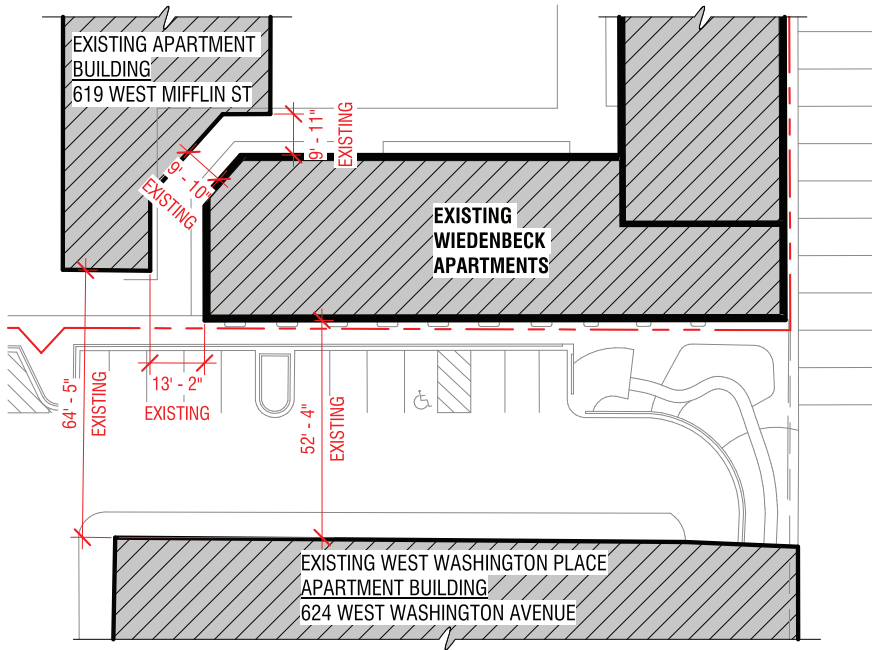
BUILDING SEPARATION @ WIEDENBECK - EXISTING CONDITION



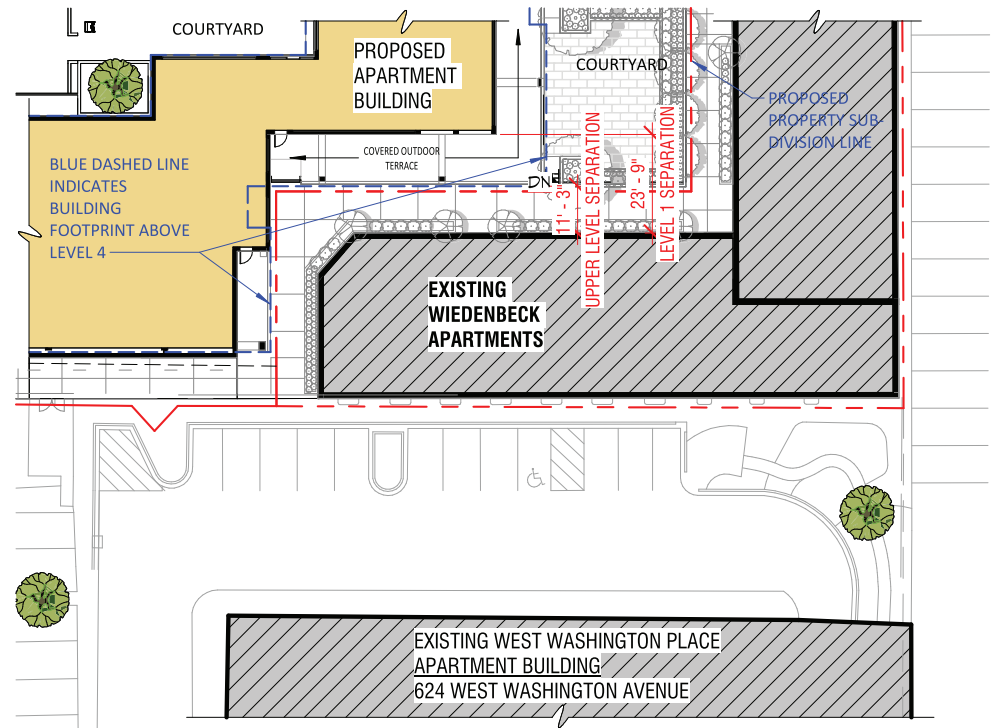
BUILDING SEPARATION @ WIEDENBECK - PROPOSED

Scale: 1" = 30'-0"





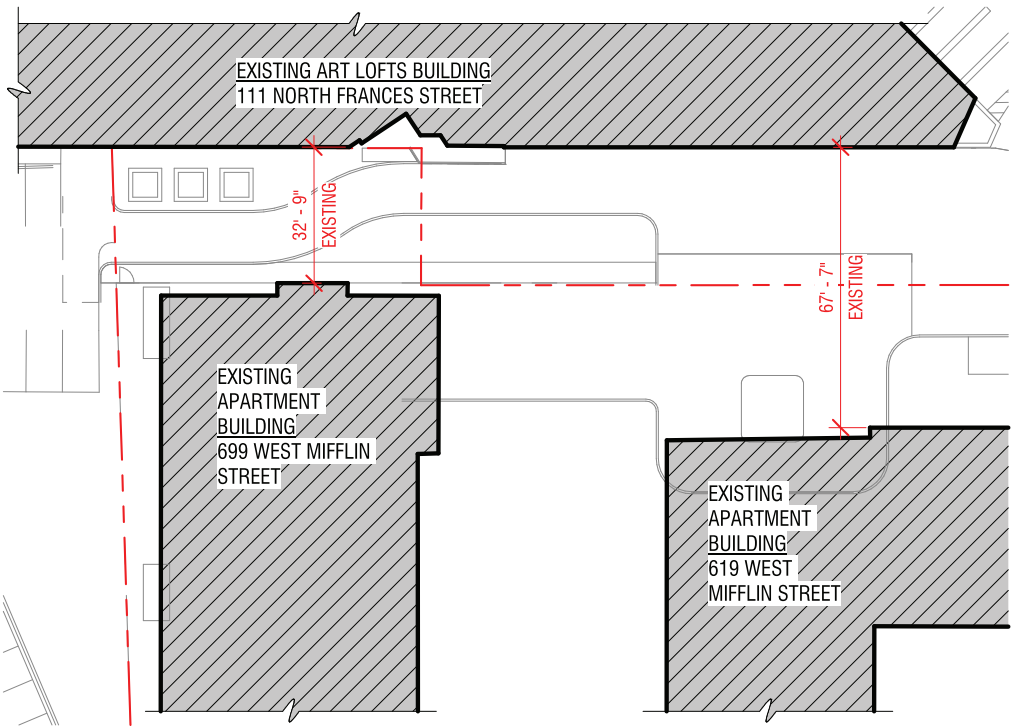
BUILDING SEPARATION @ WIEDENBECK - EXISTING CONDITION



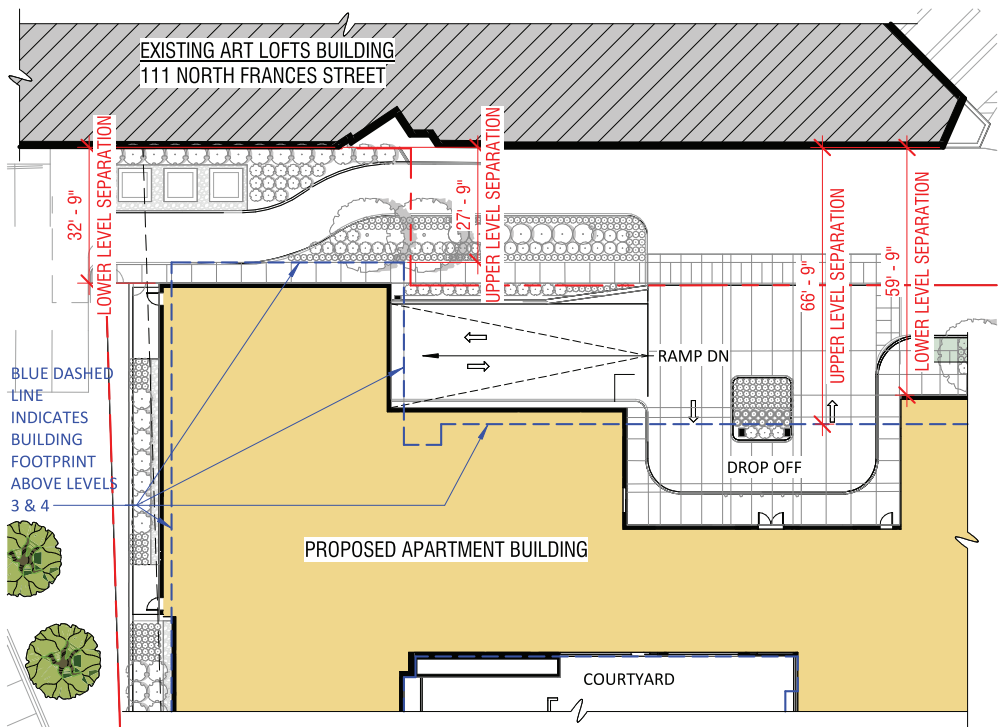
BUILDING SEPARATION @ WIEDENBECK - PROPOSED

Scale: 1" = 30'-0"





BUILDING SEPARATION @ ART LOFTS - EXISTING CONDITION



BUILDING SEPARATION @ DEPOT - PROPOSED

Scale: 1" = 30'-0"





Atmosphere Madison
approx 130' tall

Proposed Building
approx 108'- 112' tall

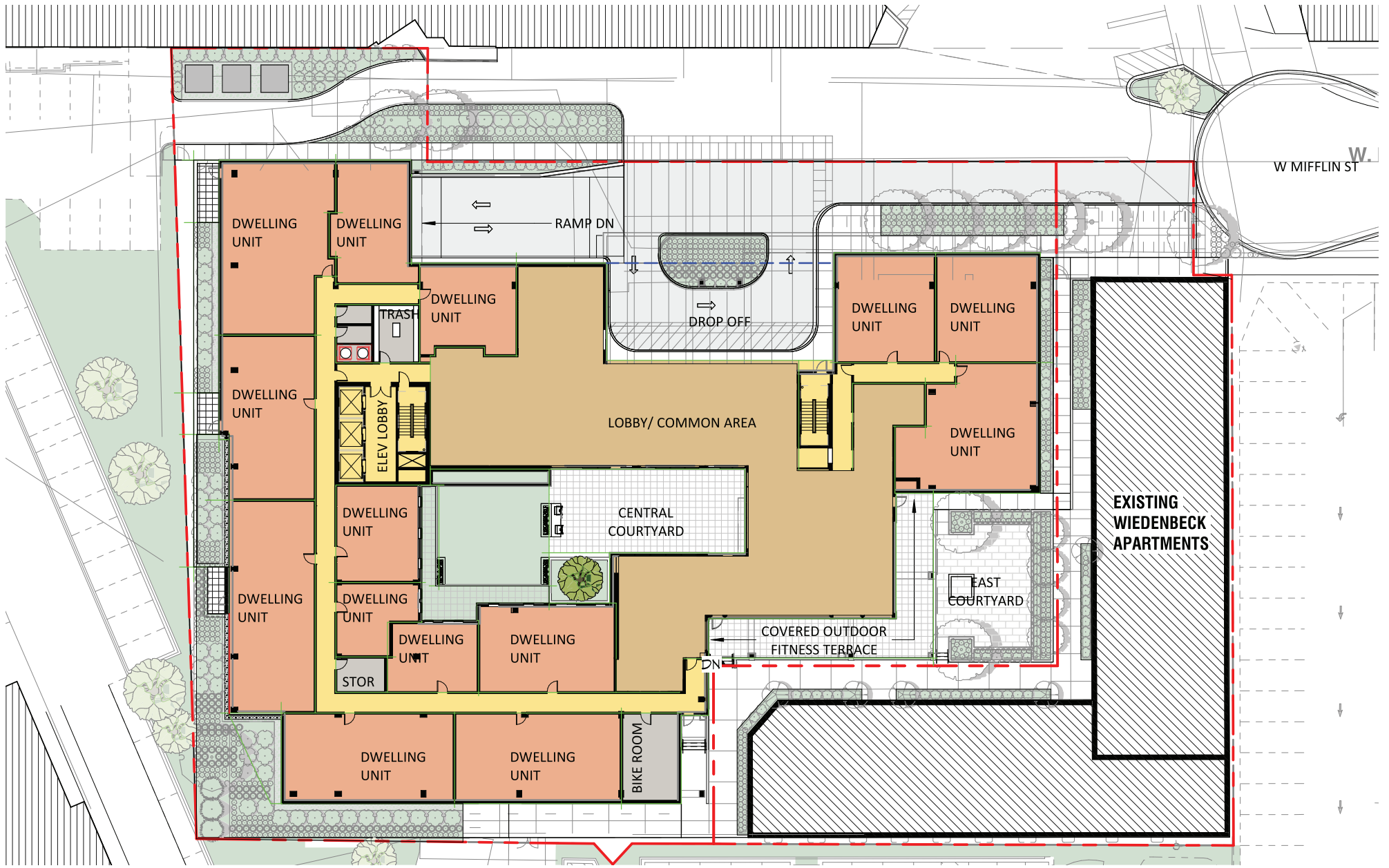
Lucky Apartments
approx 165' tall

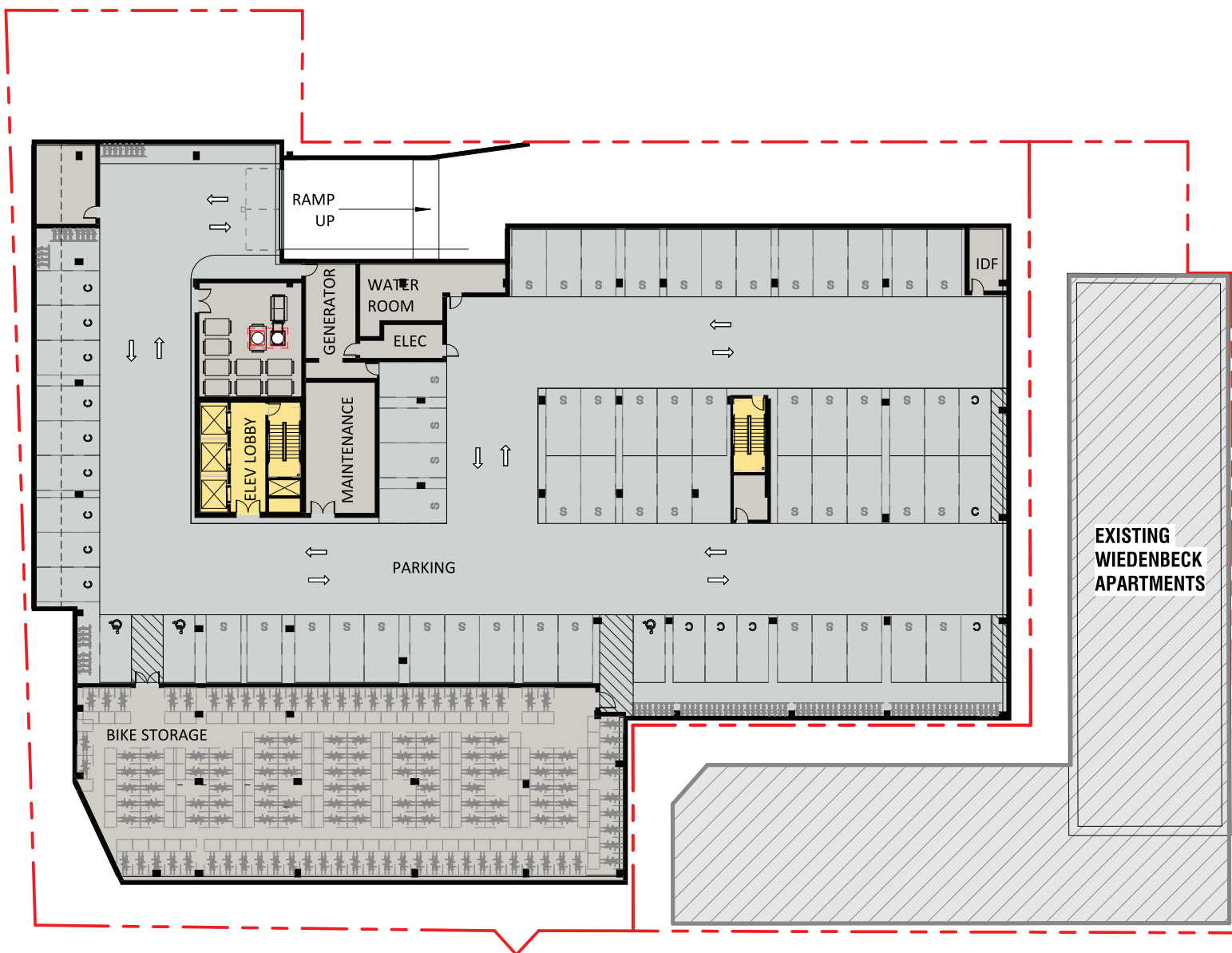
Lark Apartments
approx 110' tall

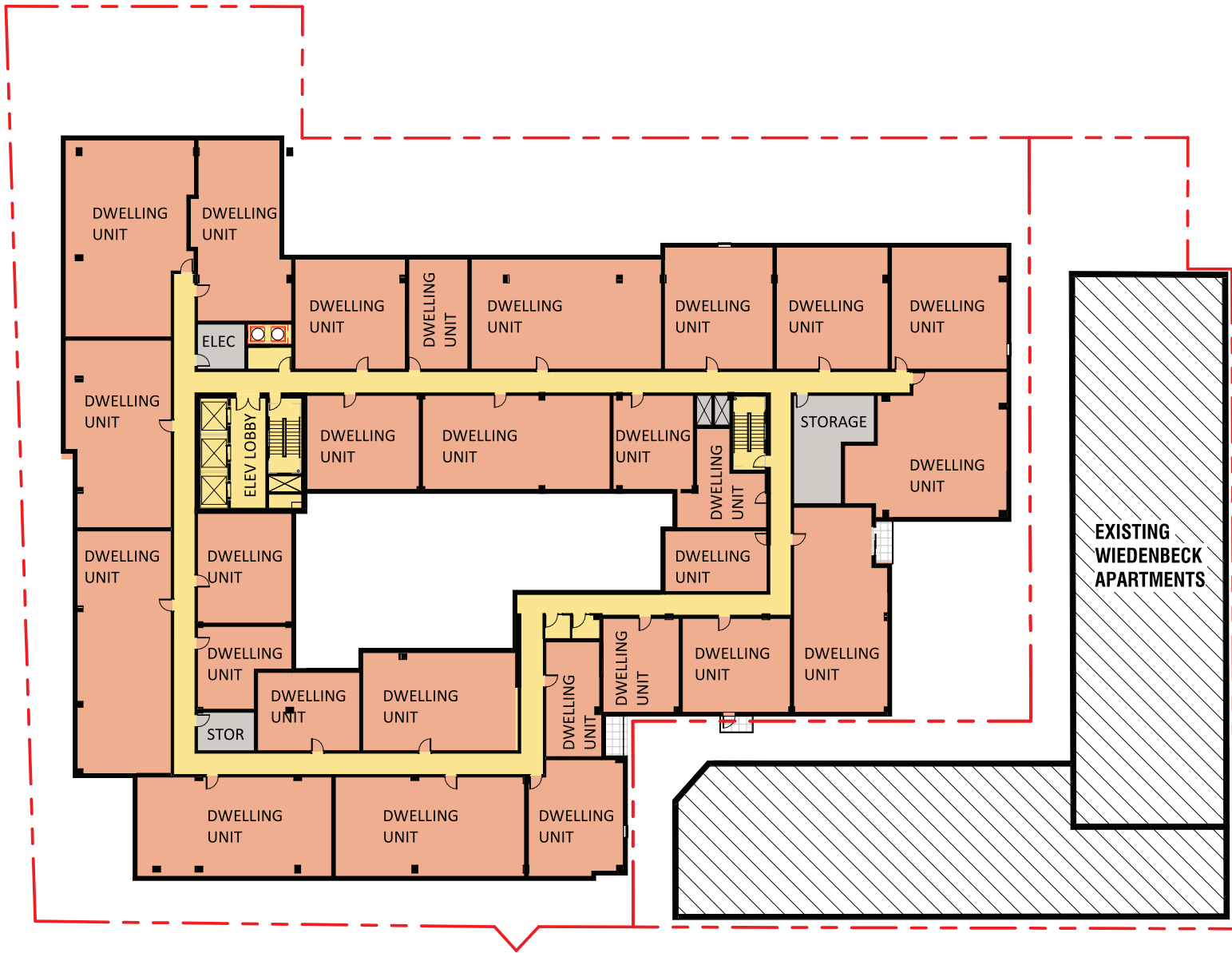
Enlighten Earth
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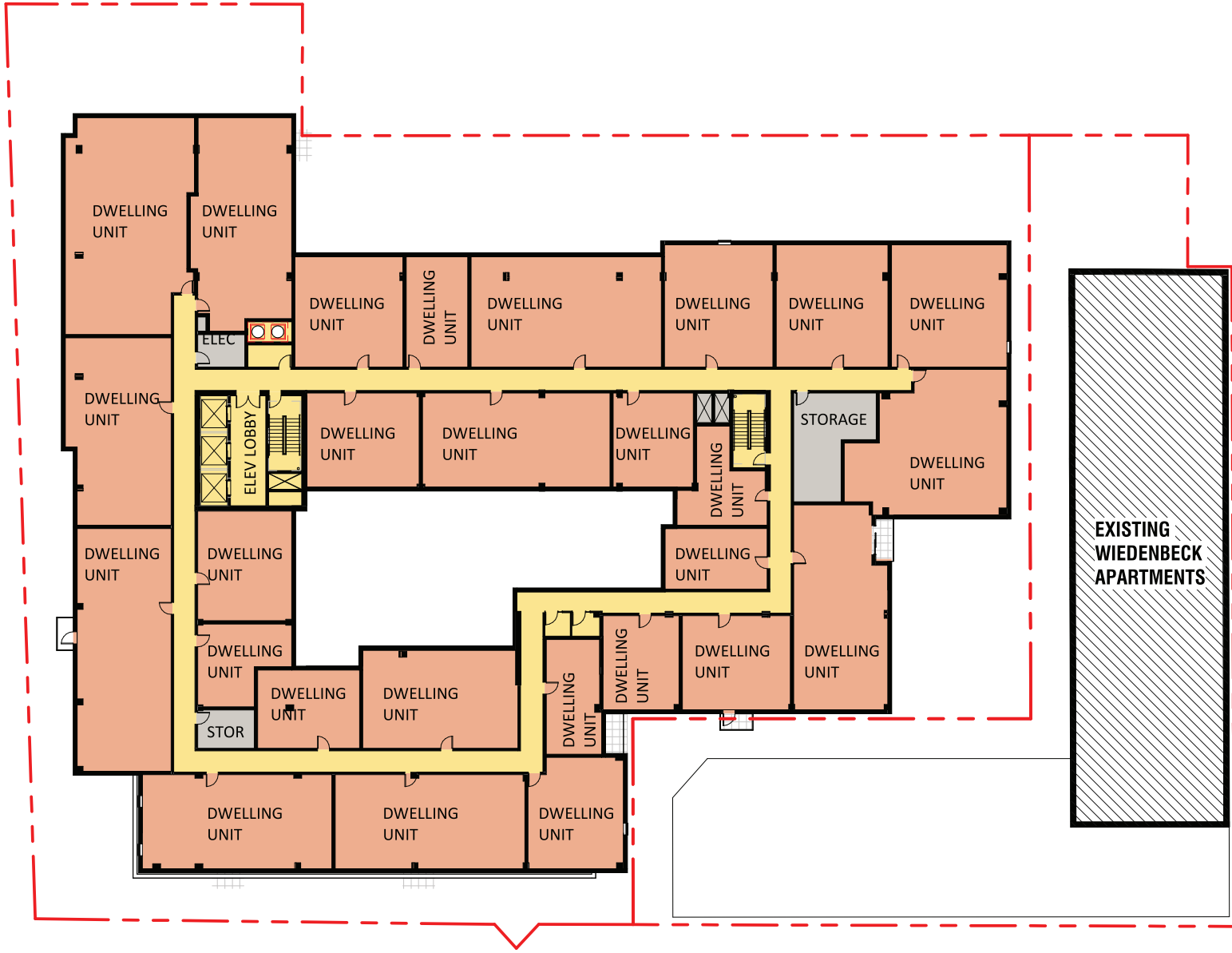


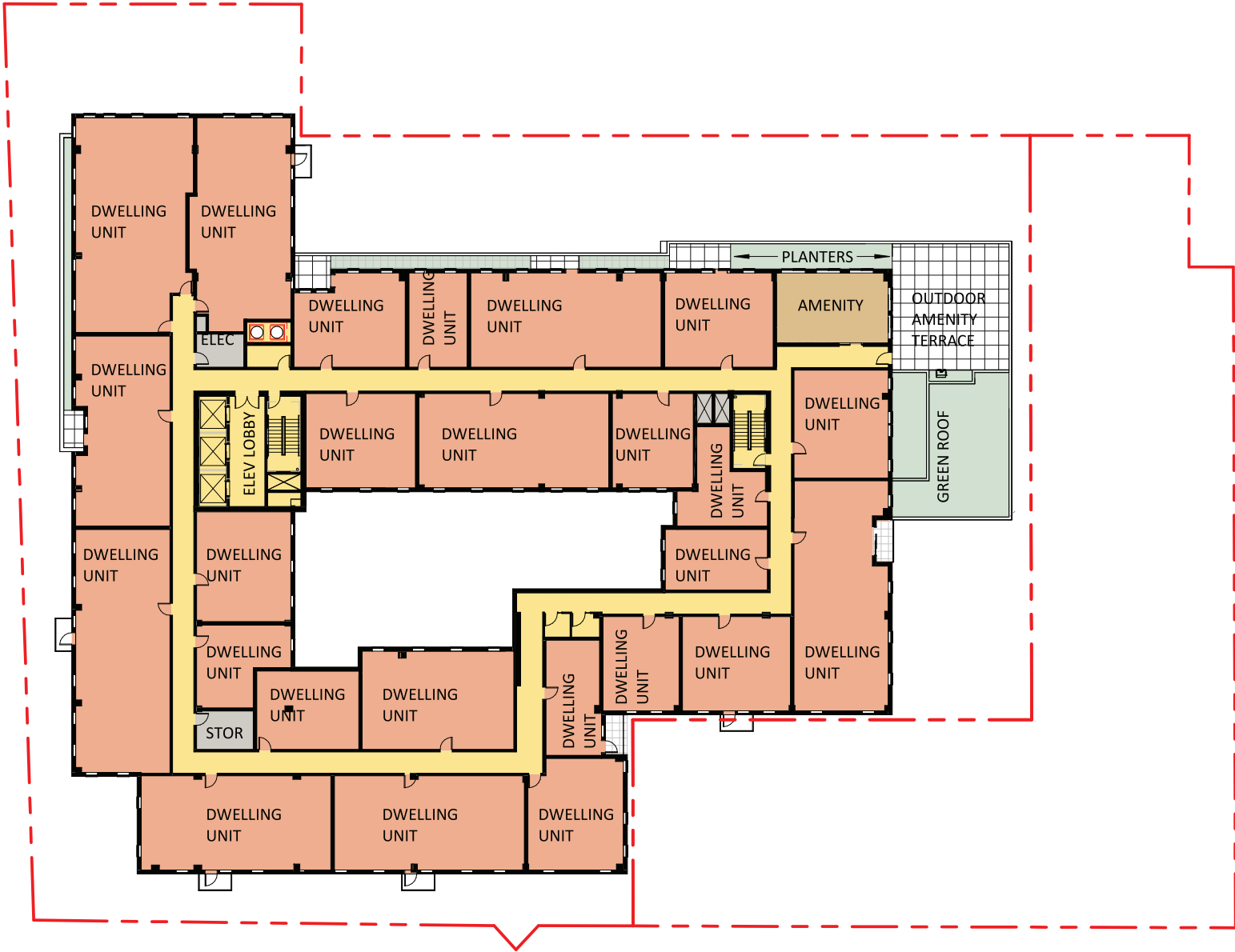
FLOOR PLANS

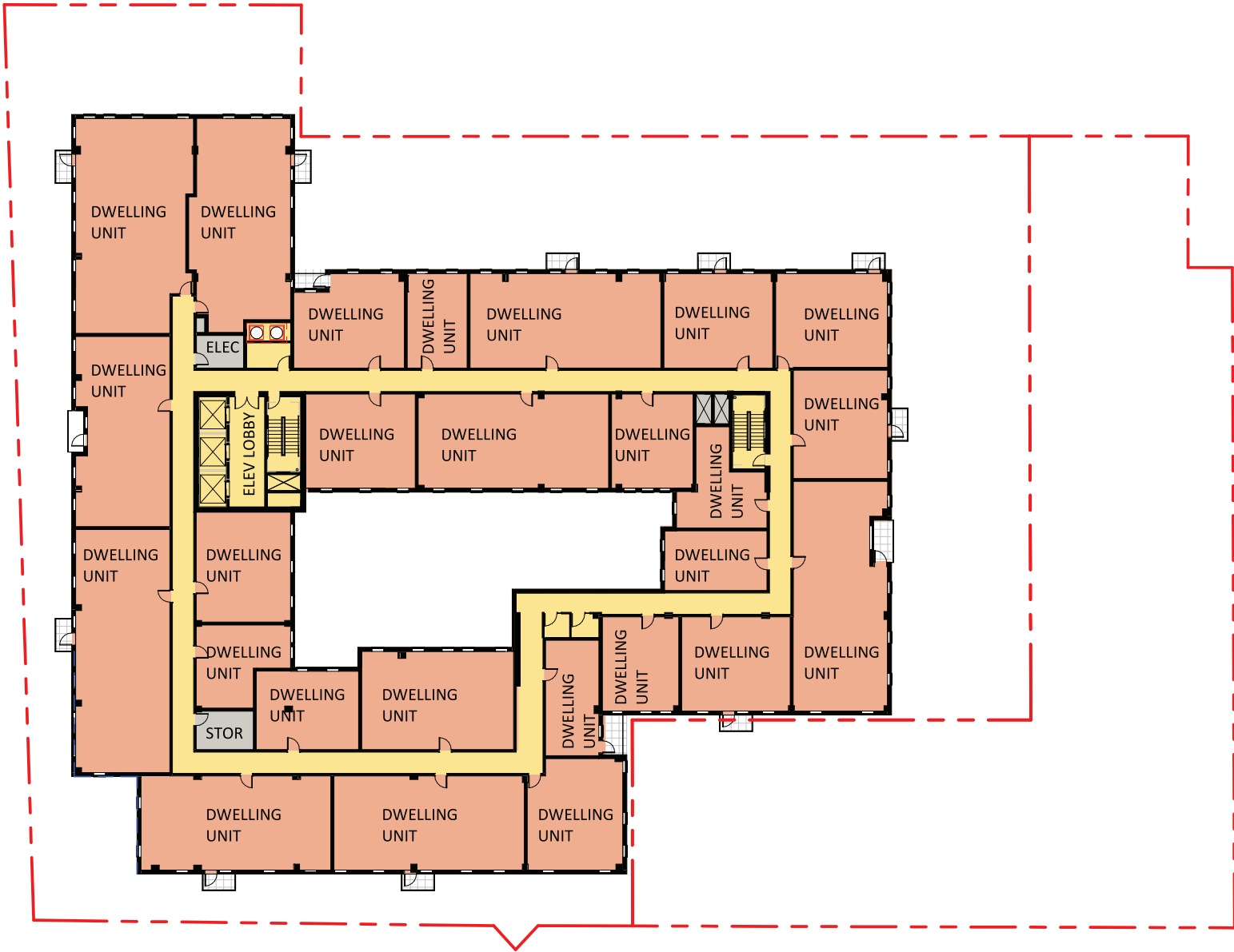




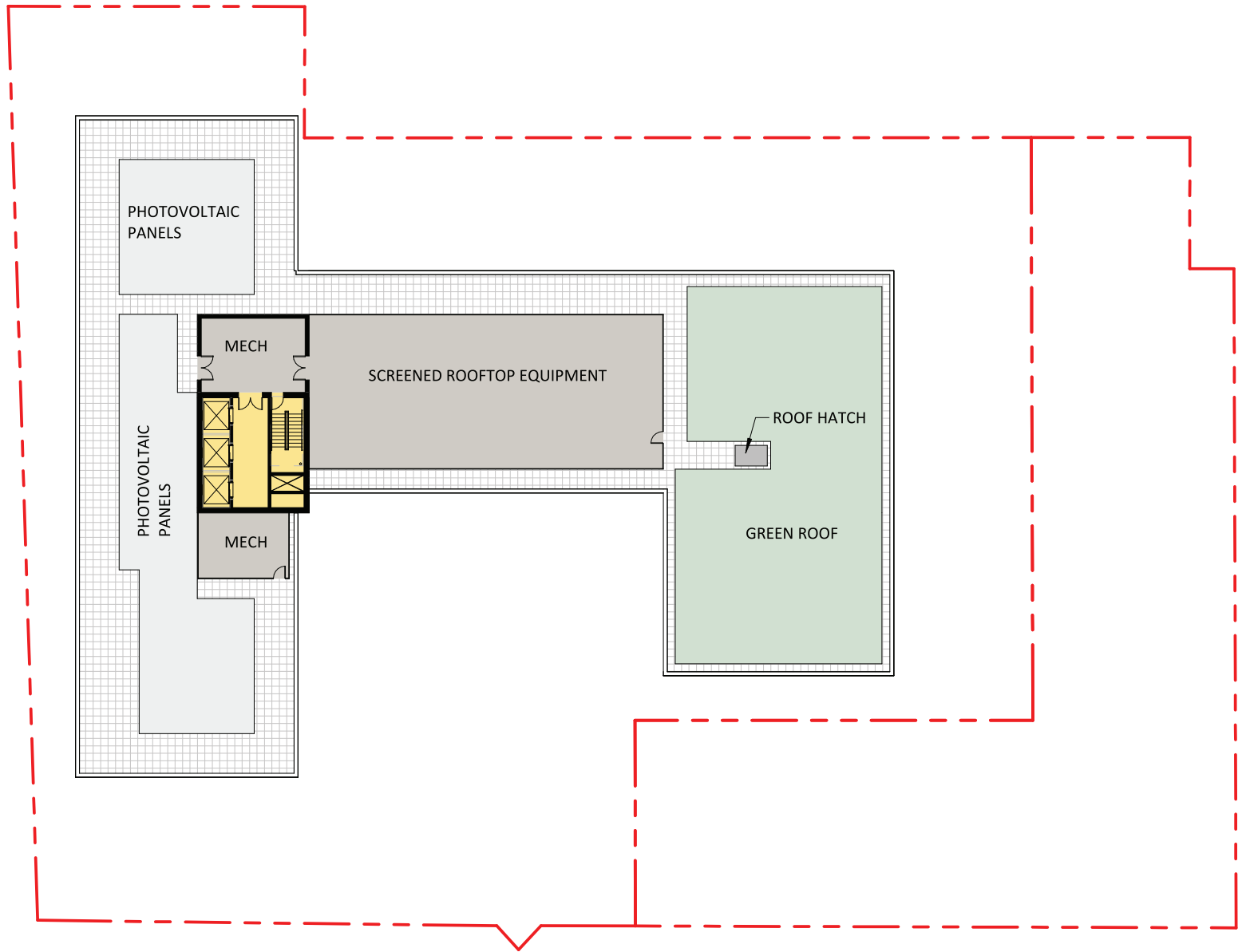




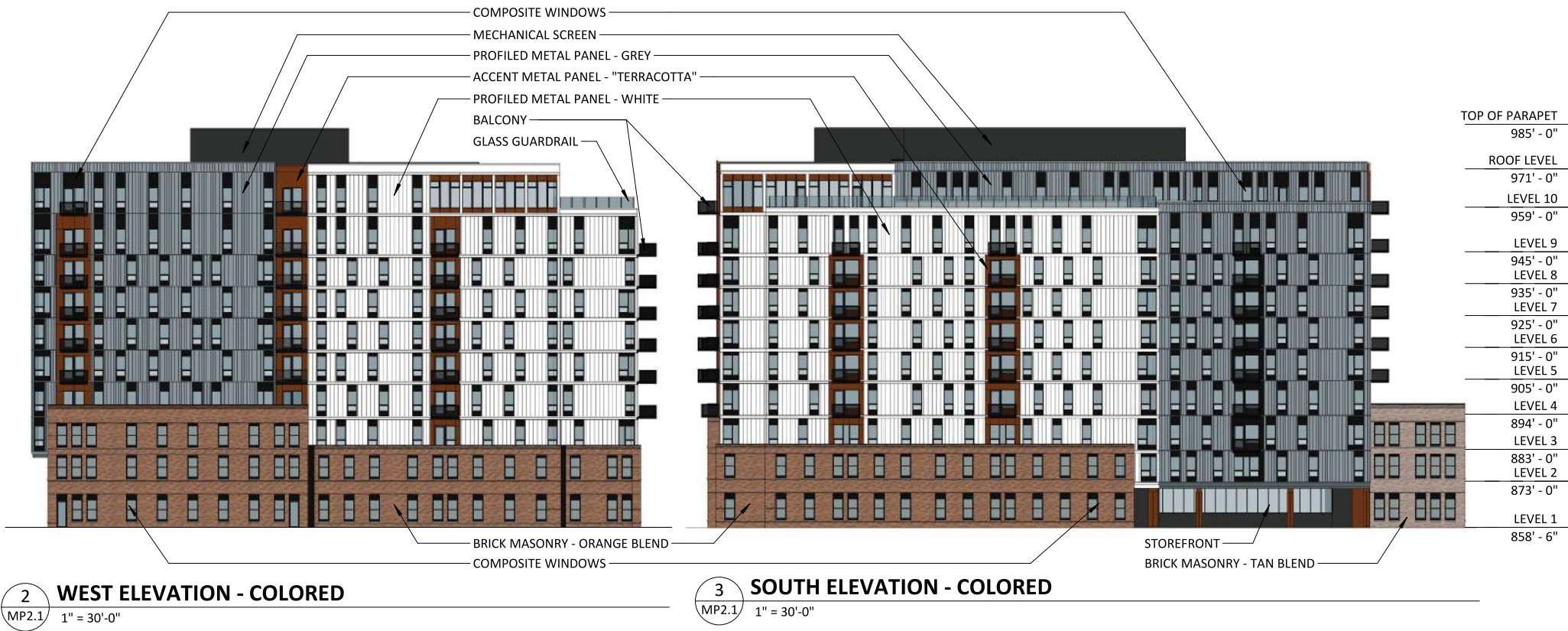


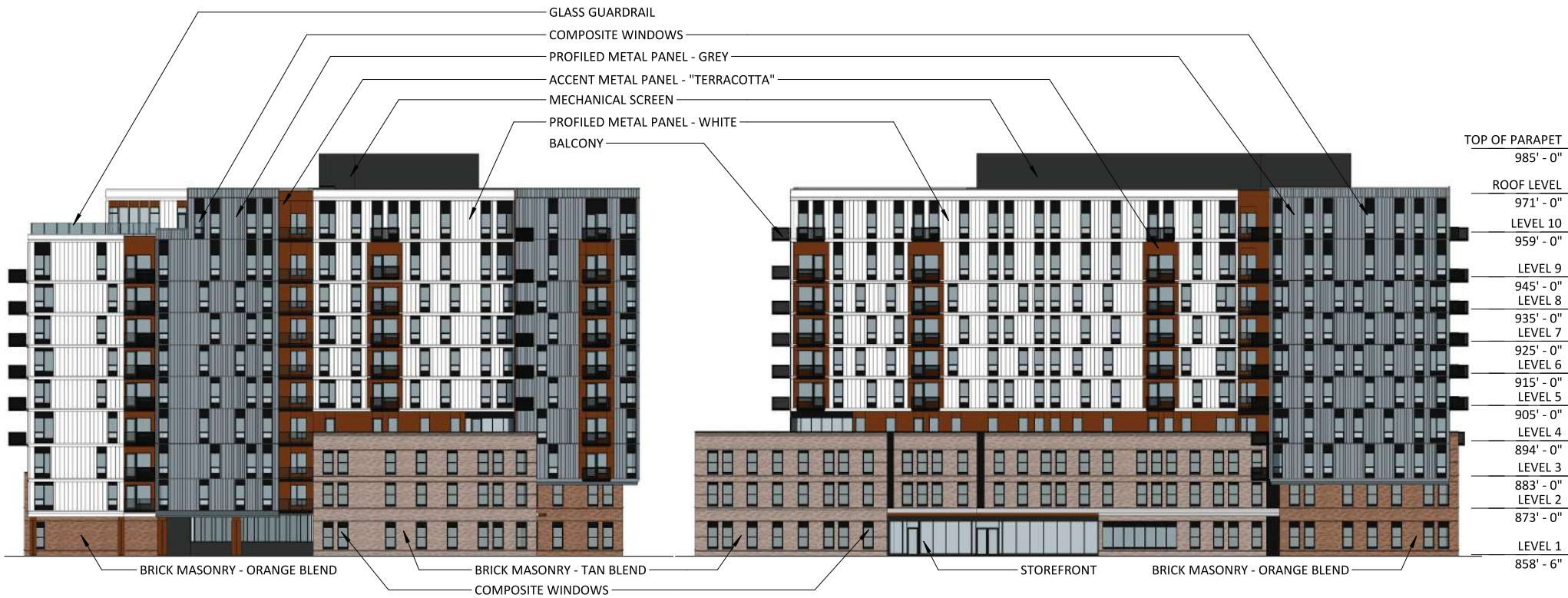






ELEVATIONS & MATERIALS





2 EAST ELEVATION - COLORED
 MP2.2 1" = 30'-0"

1 NORTH ELEVATION - COLORED
 MP2.2 1" = 30'-0"

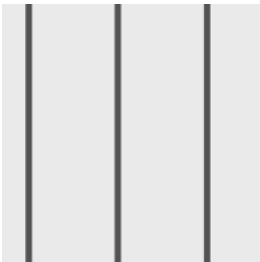
SUMMARY OF MATERIALS



ACCENT METAL PANEL - "TERRACOTTA"



PROFILED METAL PANEL - GREY



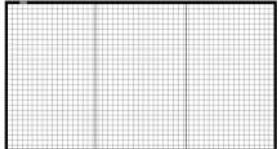
PROFILED METAL PANEL - WHITE



BRICK MASONRY - ORANGE BLEND



BRICK MASONRY - TAN BLEND



BLACK MESH BALCONY RAILING



HISTORIC CONTEXT

WEST MIFFLIN STREET

PROJECT SUMMARY:

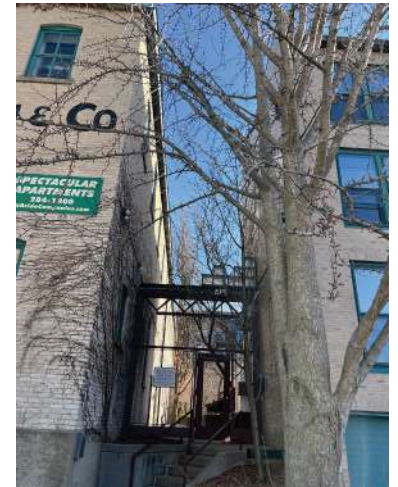
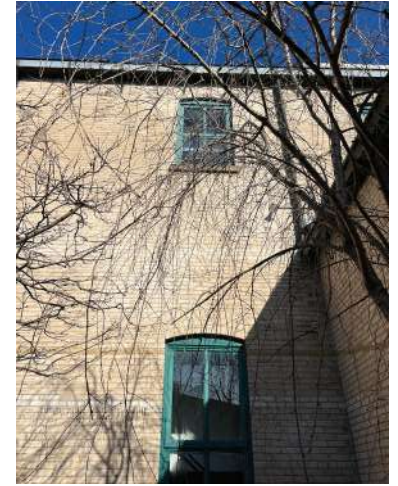
619 West Mifflin Site Boundary

Local Landmarks vs Historic Districts

Secretary of the Interior's Standards

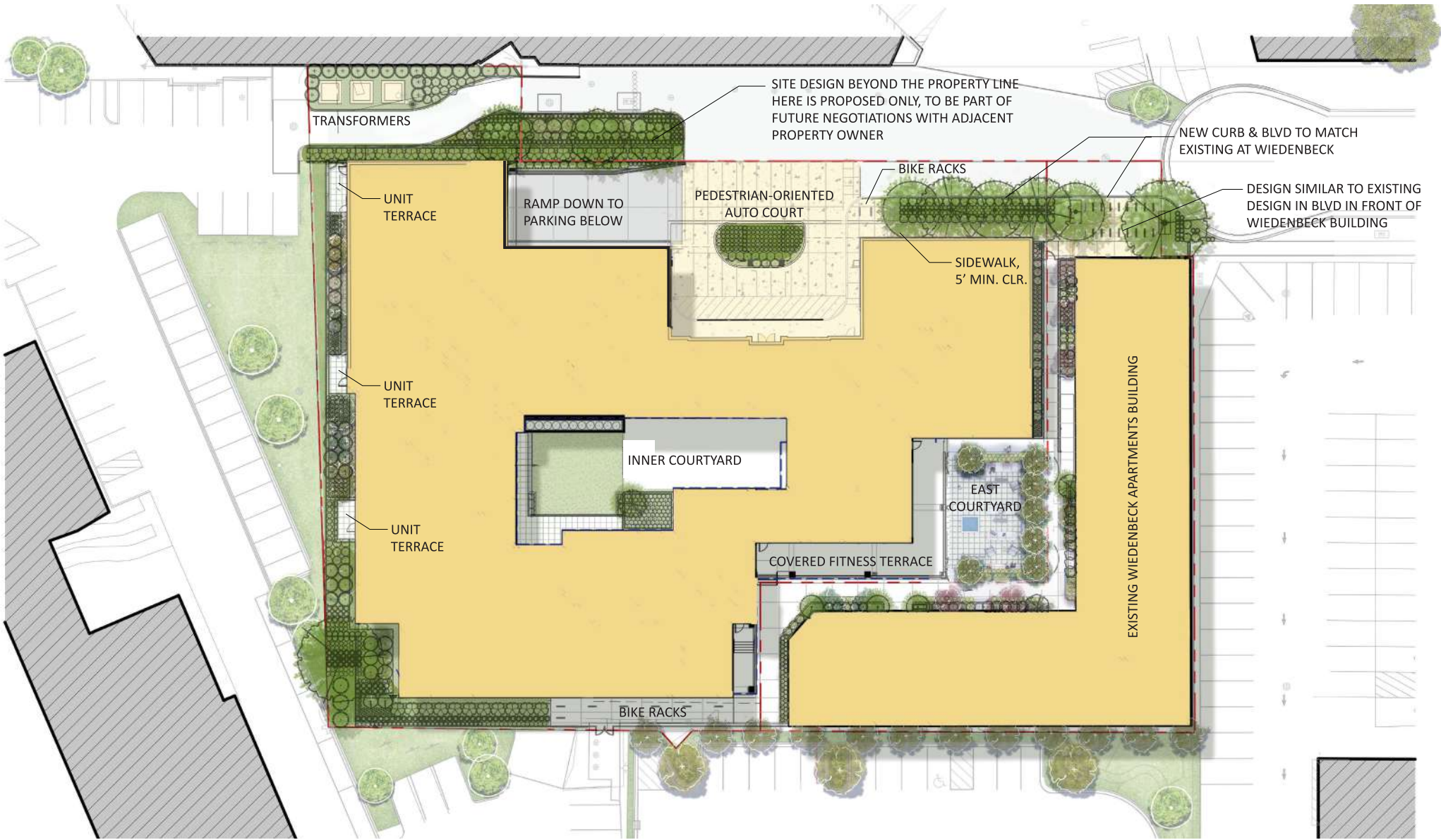
Urban Infill







SITE & LANDSCAPE DESIGN



TRANSFORMERS

SITE DESIGN BEYOND THE PROPERTY LINE
HERE IS PROPOSED ONLY, TO BE PART OF
FUTURE NEGOTIATIONS WITH ADJACENT
PROPERTY OWNER

NEW CURB & BLVD TO MATCH
EXISTING AT WIEDENBECK

UNIT
TERRACE

RAMP DOWN TO
PARKING BELOW

PEDESTRIAN-ORIENTED
AUTO COURT

BIKE RACKS

DESIGN SIMILAR TO EXISTING
DESIGN IN BLVD IN FRONT OF
WIEDENBECK BUILDING

UNIT
TERRACE

SIDEWALK,
5' MIN. CLR.

INNER COURTYARD

UNIT
TERRACE

EAST
COURTYARD

COVERED FITNESS TERRACE

EXISTING WIEDENBECK APARTMENTS BUILDING

BIKE RACKS

COURTYARD ENTRY







METAL PLANTERS

BENCH

OPENING

STAIRS

WATER
FEATURE

SLOPED
WALK

SEATING
ZONE

STRING
LIGHTS

CONCRETE TREE TROUGH

TO MIFFLIN

WEIDENBECK BUILDING

DF/
DAMON FARBEN
LANDSCAPE ARCHITECTS

L2 SOFTSCAPE RECOMMENDATIONS | PLANTING

COURTYARD PLANT PALETTE OVERVIEW

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

○ Part shade - 4 to 6 hours of direct sun per day, mostly before mid-day

SELECTION OF PERENNIALS & FERNS MIX - 40%



GERANIUM MACULATUM
WILD GERANIUM (18" OC)

ACTEA RACEMOSA VAR.
SNAKEROOT (48" OC)

ARUNCUS DIOCIUS
GOATSBEAR (30" OC)

ASARUM CANDENSE
WILD GINGER (18" OC)

ATHYRIUM FELIX-FEMINA
LADYFERN (24" OC)

HOSTA VARIETIES
HOSTA VARIETIES (24-36" OC)

MATTEUCIA STRUTHIOPTERIS
OSTRICH FERN (48" OC)

TIERELLA CORDIFOLIA
FOAM FLOWER (36" OC)

MITELLA DIPHYLLO
MITEWORT (18" OC)

SOLIDAGO FLEXICAULIS
ZIG ZAG GOLDENROD (18" OC)

SELECTION OF SHRUBS & TREES - 60%



A
Dwarf Bush
Honeysuckle
Diervilla lonicera

B
Yew
Taxus x media 'everlow'

C
Gro-Low Sumac
Rhus aromatica 'Gro-low'

D
Dwarf Chokeberry
Aronia melanocarpa 'UCCONAM165'

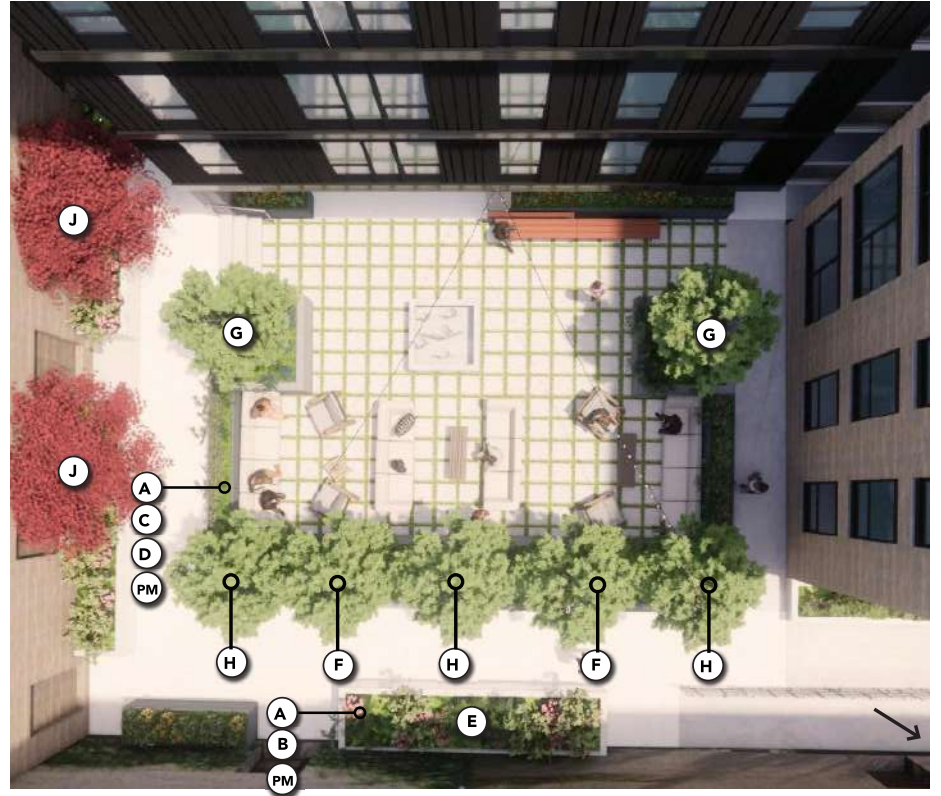
E
Serviceberry
AMELANCHIER x GRANDIFLORA

F
Musclewood
CARPINUS CAROLINIANA

G
American Hophornbeam
OSTRYA VIRGINIANA

H
American Hophornbeam
OSTRYA VIRGINIANA

J
North Wind® Maple
ACER '15INW'





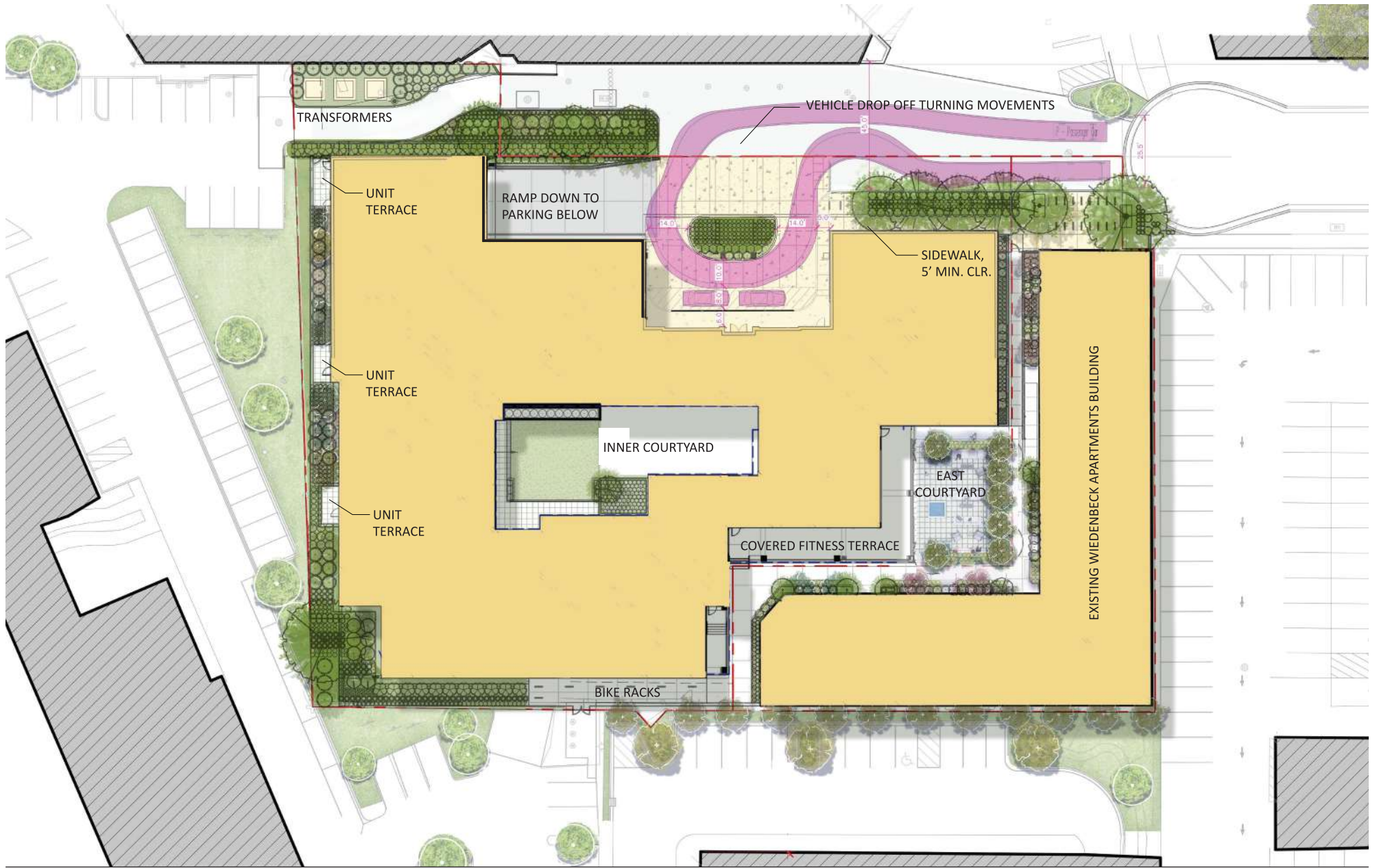


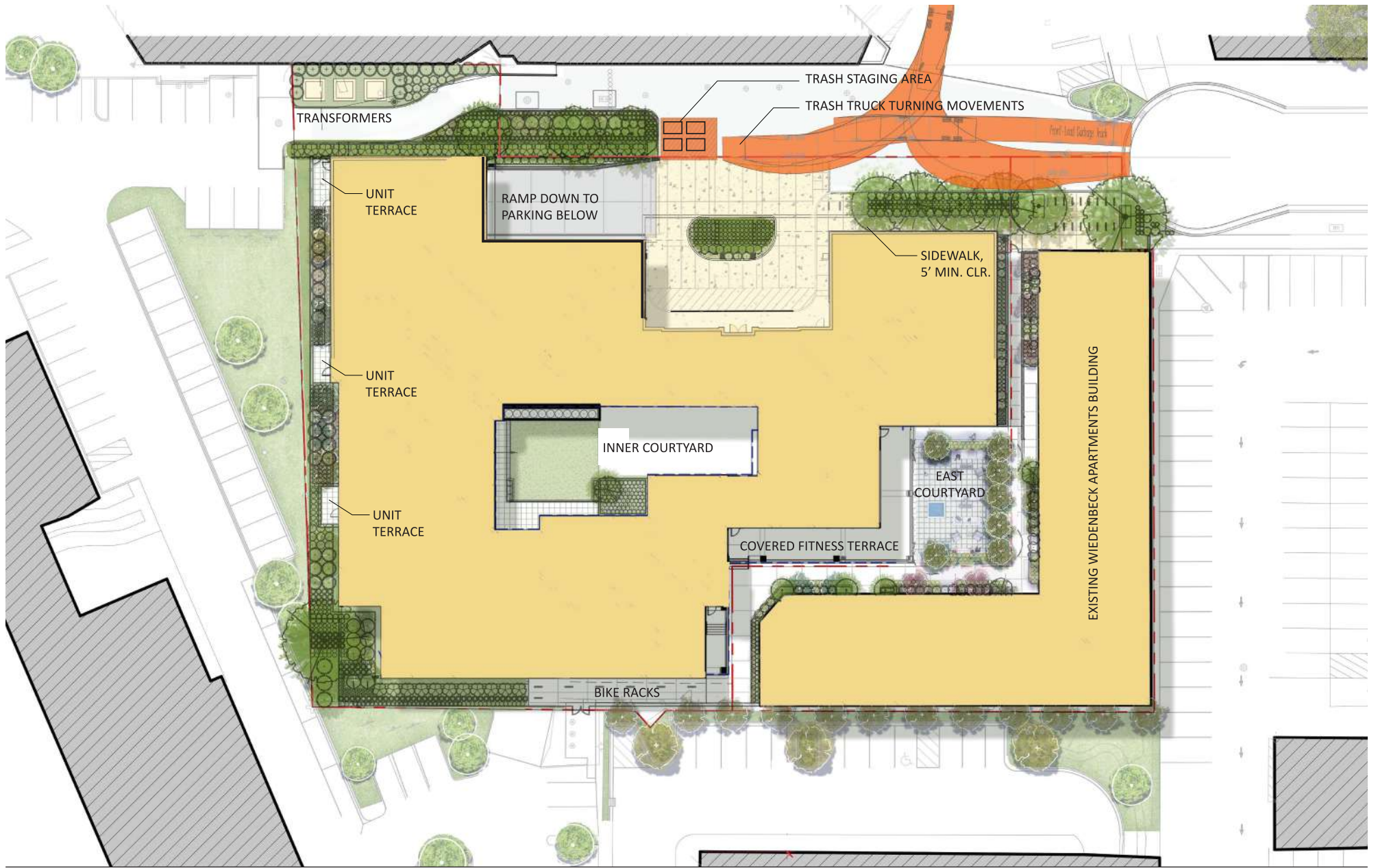






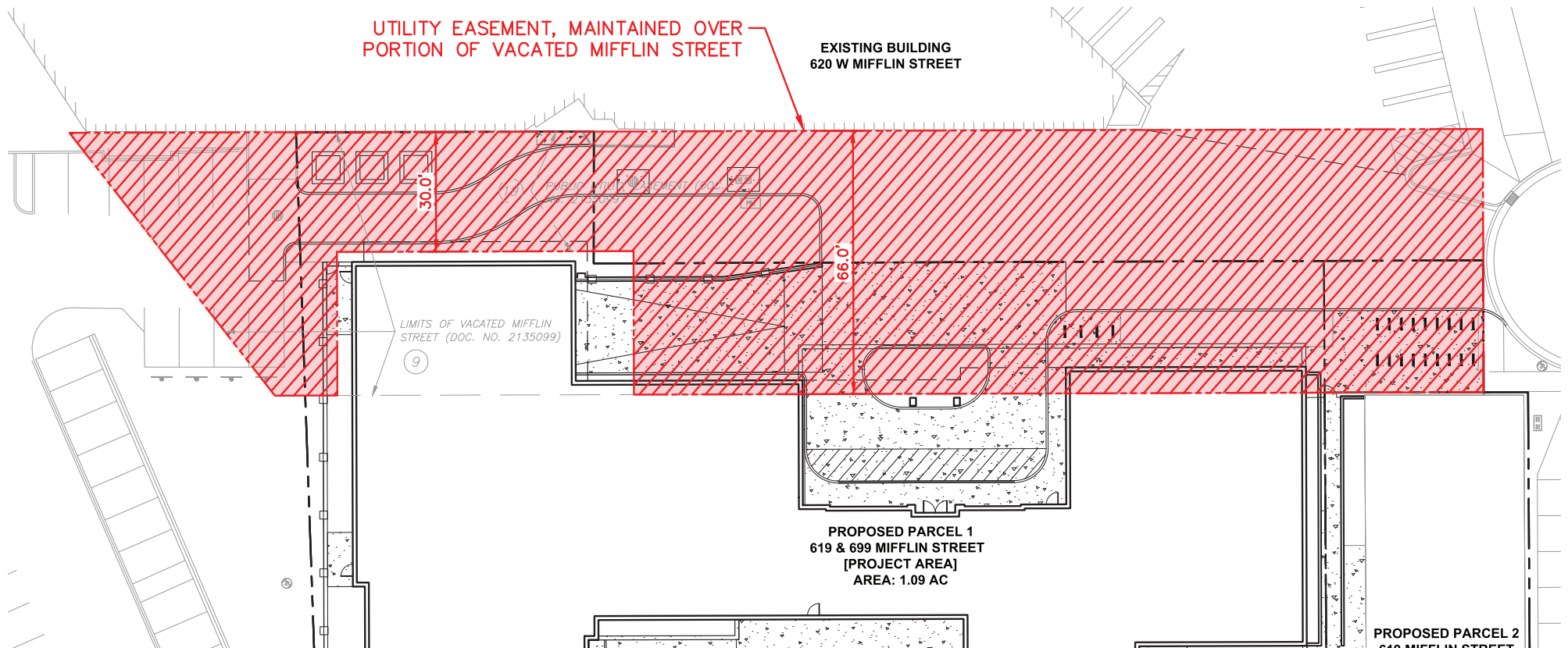
SITE LOGISTICS





SUMMARY OF EASEMENTS

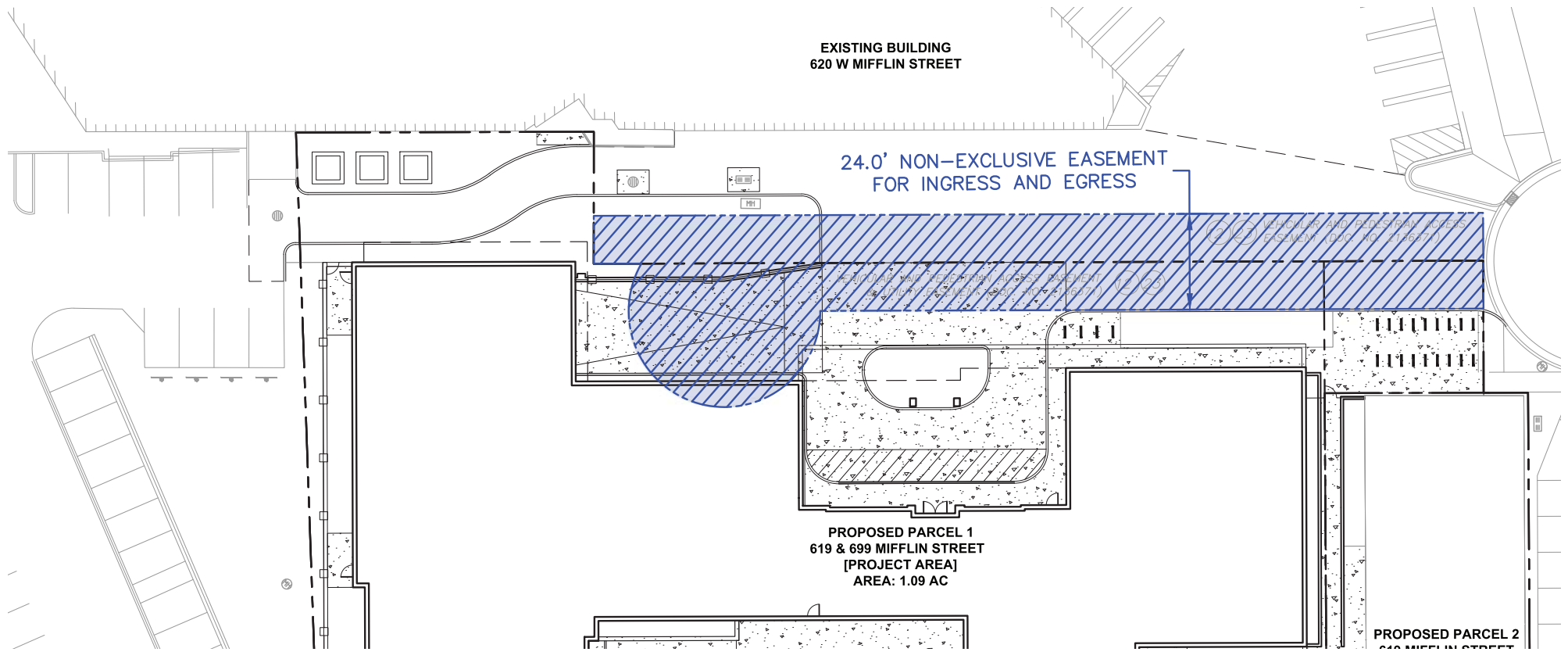
Extents of Current Utility Easements in the Vacated Mifflin Street Corridor



- The limits have been modified once (for the construction of 699)

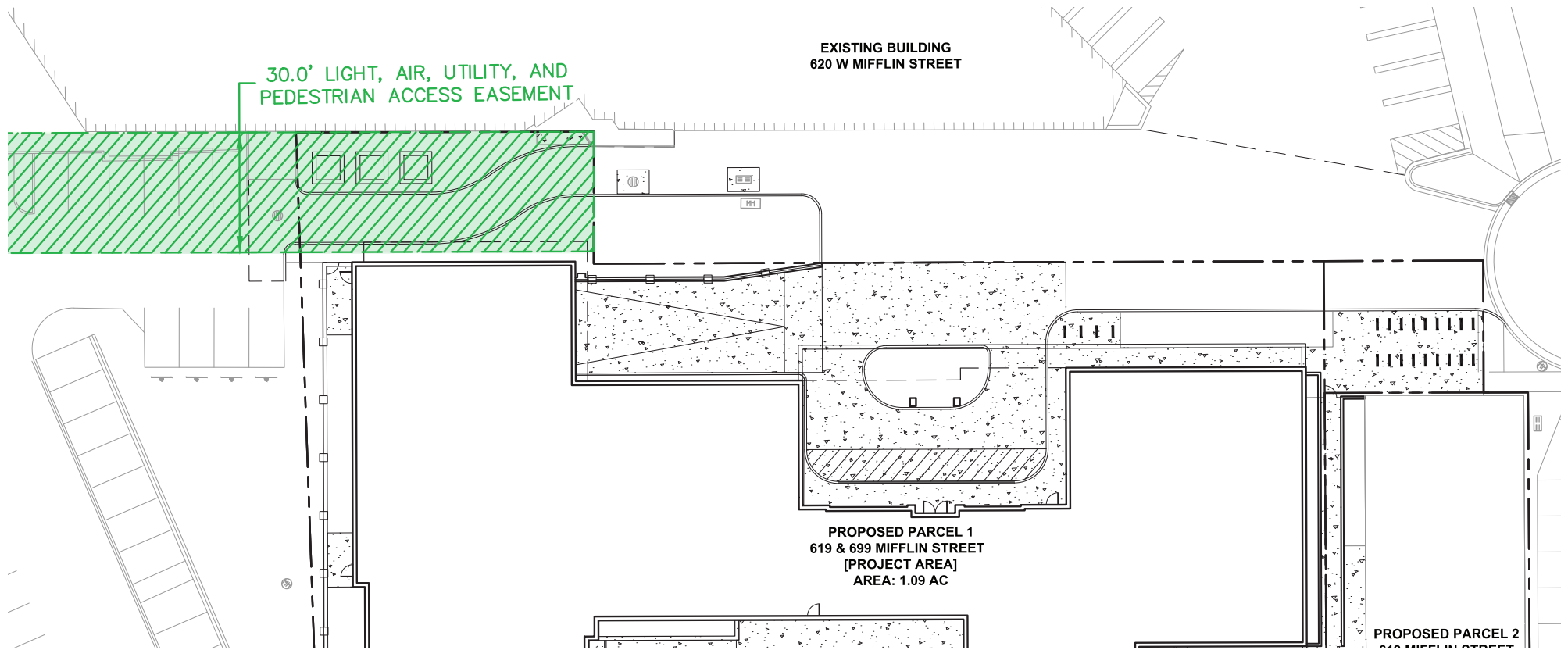
- Will need to be modified again for the redevelopment (the north face of our building and garage encroaches).

Shared Ingress and Egress Easement



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

Light, Air, Ped, and Utility Easement



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