

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # \_\_\_\_\_  
Project # \_\_\_\_\_  
Legistar # \_\_\_\_\_

DATE SUBMITTED: March 14, 2012

UDC MEETING DATE: March 21, 2012

Action Requested

☐ Informational Presentation

☐ Initial Approval and/or Recommendation

☒ Final Approval and/or Recommendation

PROJECT ADDRESS: 123 East Mifflin/24 North Webster

ALDERMANIC DISTRICT: 4

OWNER/DEVELOPER (Partners and/or Principals)

Urban Land Investments  
(Tom Neujahr + Brad Binkowski)

ARCHITECT/DESIGNER/OR AGENT:

Valerio Dewalt Train  
500 N. Dearborn, Ste 900

10 E Doty St, Ste 300 Madison WI 53703

Chicago, IL 60654

CONTACT PERSON: Anne Neujahr Morrison, Urban Land Interests

Address: 10 East Doty, Suite 300

Madison, WI 53703

Phone: 608.441.5163

Fax: 608.251.5572

E-mail address: amorrison@uli.com

TYPE OF PROJECT:

(See Section A for:)

☐ Planned Unit Development (PUD)

☐ General Development Plan (GDP)

☐ Specific Implementation Plan (SIP)

☐ Planned Community Development (PCD)

☐ General Development Plan (GDP)

☐ Specific Implementation Plan (SIP)

☐ Planned Residential Development (PRD)

☐ New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)

☐ School, Public Building or Space (Fee may be required)

☐ New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.

☐ Planned Commercial Site

(See Section B for:)

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

(See Section C for:)

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

(See Section D for:)

☐ Comprehensive Design Review\* (Fee required)

☐ Street Graphics Variance\* (Fee required)

☐ Other \_\_\_\_\_

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

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

PLEASE PRINT!

PLEASE PRINT!



## Urban Land Interests

March 13, 2012

Urban Design Commission  
215 Martin Luther King Jr. Blvd, Room LL-100  
Madison Municipal Building  
Madison, WI 53703

Re: Letter of Intent  
Capitol Hill Apartments, 123 East Mifflin/24 North Webster  
Minor Exterior Remodeling in C4 District

Dear Commission Members:

Urban Land Interests ("ULI") plans to acquire and rebuild Capitol Hill Apartments, located at 24 North Webster Street/123 East Mifflin Street. Capitol Hill Apartments is a handsome brick building, originally constructed in 1924. The four-story brick structure recently housed 24 small and outdated residential units and was home to two retail tenants. On June 30, 2011, an early morning fire swept through the apartment building, displacing all the residential tenants and damaging existing retail spaces. In the end, the roof and the interior of the fourth floor were nearly destroyed. The other residential floors and the retail floor were severely damaged by water, smoke, debris. For the past nine months, the building has been open and exposed to the weather—snow, ice, wind and water have worked their way through the building interior and into the masonry walls.

The structure is valuable to the fabric of downtown Madison and is in need of immediate attention if it is to be saved. ULI intends to start work on stabilizing the existing structure as soon as April 1, 2012. To that end, ULI is seeking final approvals necessary to begin immediate work on the existing structure. ULI plans to rebuild 18 units within the existing building envelope and to rehabilitate the existing commercial space. ULI is requesting approval for Minor Exterior Remodeling including minor alterations to six windows and to the storefront.

### Window Alterations

Windows within the existing property are damaged, broken or missing. All will be replaced with new single hung windows to match the existing windows. Six windows will be modified to allow for adequate light and air in the new apartments that will comply with the requirements of building codes. Those six windows are located on the Webster and on the Alley sides of the building.

## Urban Land Interests

### Storefront Remodeling

The storefront along Mifflin Street is damaged and all windows and doors need to be replaced. The proposed remodeling includes new storefronts within the existing masonry openings.

Included in this submission are photographs of the existing conditions as well as elevations detailing our proposed improvements. We look forward to presenting these plans at the Commission's March 21, 2012 meeting and hope to address any questions you might have. ULI hopes to begin this work as soon as possible. As construction progresses at Capitol Hill and our plans for signage and other improvements become clear, we will return to the UDC and other applicable City Committees to secure necessary approvals. Thank you for your consideration.

Kind Regards,

A handwritten signature in black ink that reads "Anne Neujahr Morrison". The script is cursive and fluid, with the first name "Anne" being the most prominent.

Anne Neujahr Morrison

Urban Land Interests





24 NORTH WEBSTER  
MARCH 14, 2012



# LOCATOR MAP



PROJECT SITE

24 NORTH WEBSTER  
MARCH 14, 2012



Urban Land Interests

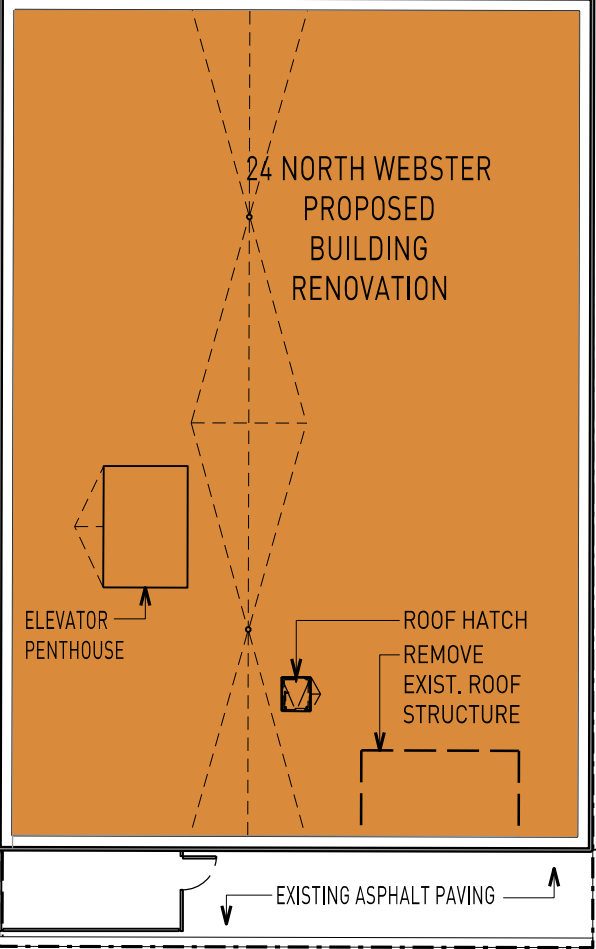
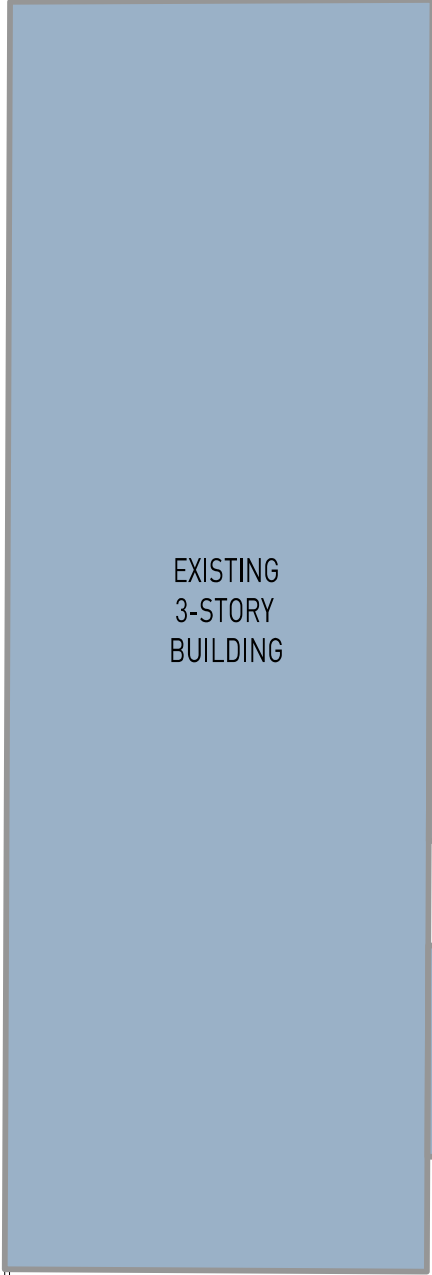
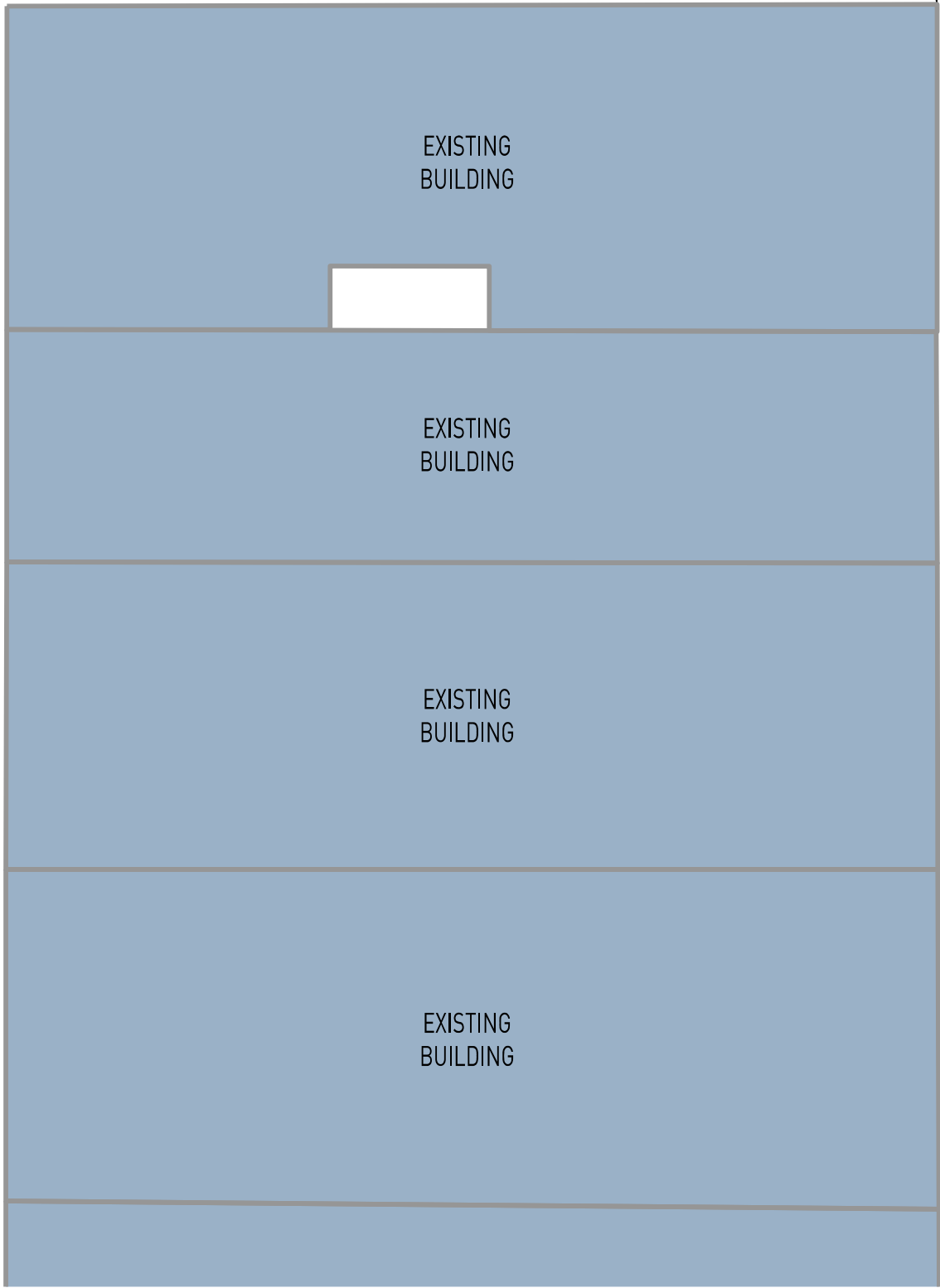




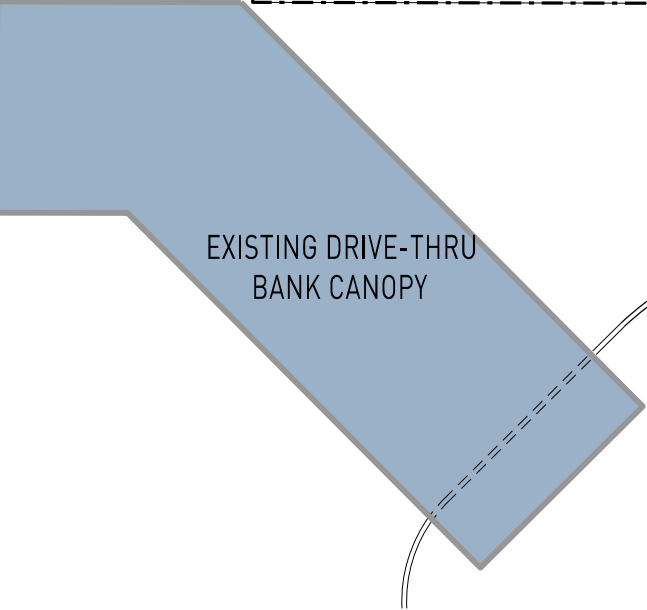


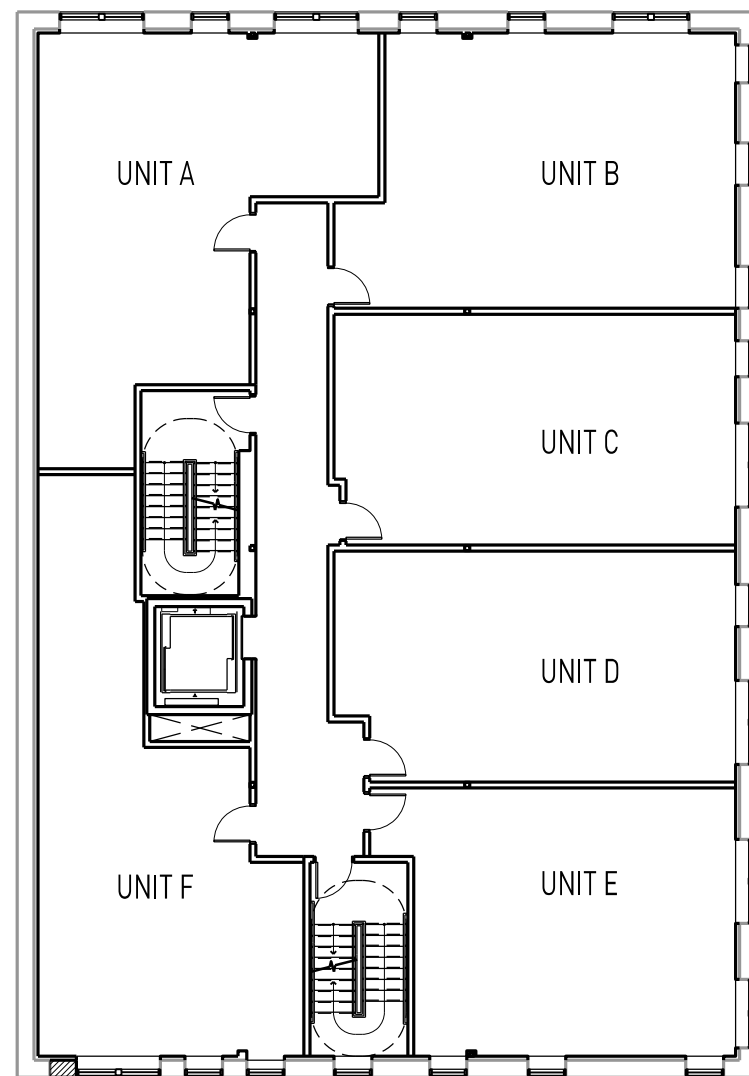
EAST MIFFLIN STREET

NORTH PINCKNEY STREET

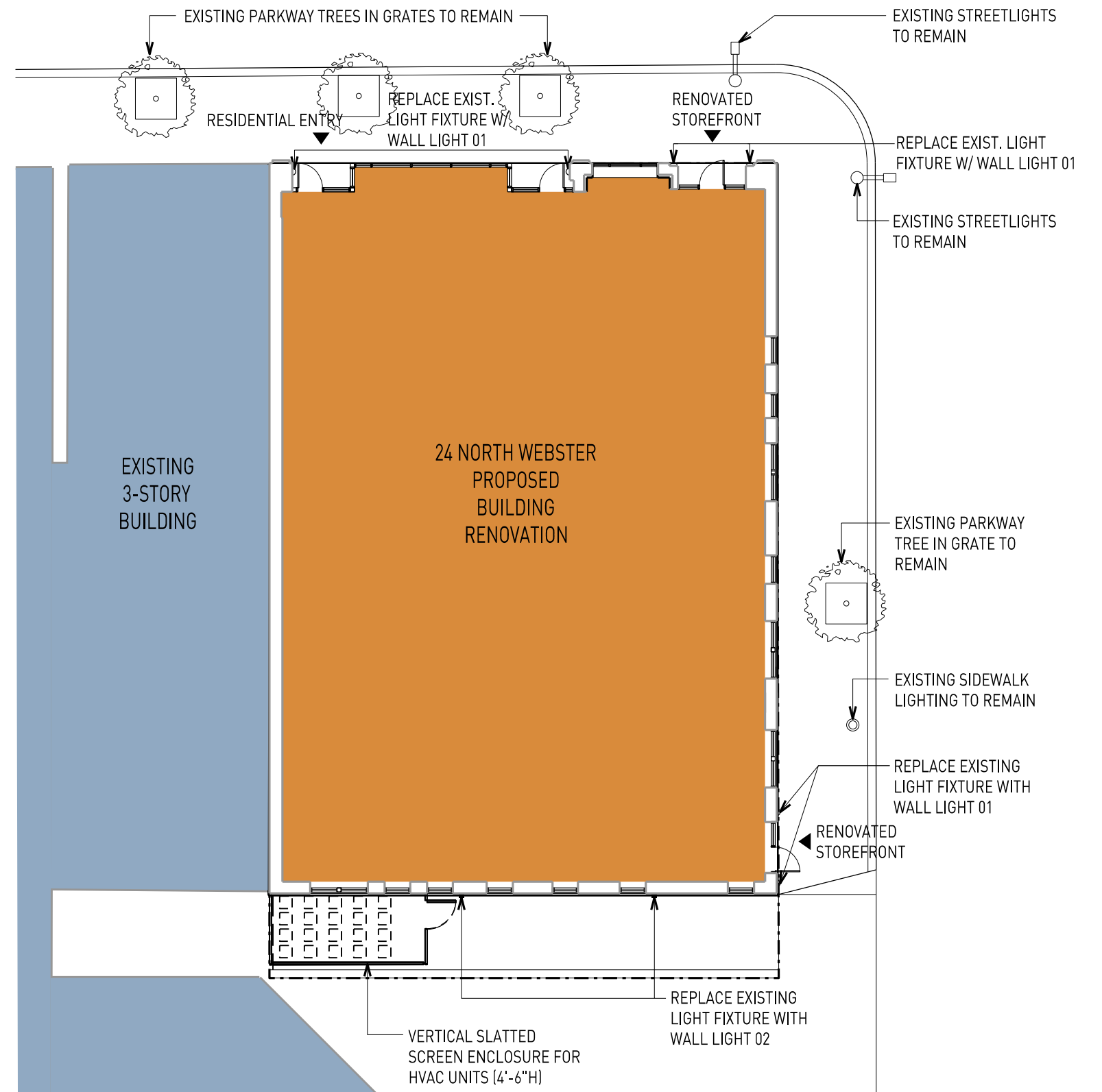


NORTH WEBSTER STREET





TYPICAL UNIT PLAN



LANDSCAPE PLAN

# MIFFLIN STREET ELEVATION



WALL MOUNTED LIGHT  
FIXTURE 01



WALL MOUNTED LIGHT  
FIXTURE 02

PATCH MASONRY AT ALL  
TEMPORARY BRACE TIE  
LOCATIONS

TUCKPOINT AND CLEAN  
ALL EXIST. MASONRY

REPLACE EXIST. LIGHT  
FIXTURE W/ WALL LIGHT 01  
NEW ALUM. & GLASS  
STOREFRONT ENTRANCE IN  
EXIST. MASONRY OPENING

GENERAL NOTE:  
REPLACE ALL EXISTING WINDOWS  
W/ NEW SINGLE HUNG VINYL  
WINDOWS TO MATCH EXISTING

REPLACE EXIST. LIGHT  
FIXTURE W/ WALL LIGHT 01  
NEW ALUM. & GLASS  
STOREFRONT IN EXIST.  
MASONRY OPENING





# WEBSTER STREET ELEVATION



# SOUTH ELEVATION





# EXISTING CONDITIONS



MIFFLIN/WEBSTER CORNER



MIFFLIN ELEVATION



MIFFLIN STOREFRONT



WEBSTER ELEVATION



SOUTH ELEVATION



SOUTH VIEW