

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: _____

UDC MEETING DATE: _____

Action Requested

- ☐ Informational Presentation
☐ Initial Approval and/or Recommendation
☐ Final Approval and/or Recommendation

PLEASE PRINT!

PROJECT ADDRESS: 24 North Webster / 123 E. Mifflin

ALDERMANIC DISTRICT: 4

OWNER/DEVELOPER (Partners and/or Principals)

Urban Land Interests
10 E Doty, Suite 300
Madison, WI 53703

ARCHITECT/DESIGNER/OR AGENT:

Valerio Dewalt Train Associates
500 N. Dearborn, Ste 900
Chicago, IL 60654

CONTACT PERSON: Anne Neujahr Morrison

Address: Urban Land Interests
10 E Doty Street, Ste 300, Madison, WI 53703

Phone: 608.251.0706

Fax: 608.251.5572

E-mail address: a.morrison@uli.com

PLEASE PRINT!

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.



Urban Land Interests

April 4, 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
Addition to a building in a C4 District

Dear Commission Members and Staff:

Urban Land Interests ("ULI") is working to rehabilitate Capitol Hill Apartments, located at 24 North Webster Street/123 East Mifflin Street. ULI will stabilize and restore the existing four-story brick structure. At the Commission's March 21, 2012 meeting, ULI received required UDC approval for minor remodeling to the existing building. ULI is now seeking approval for a modest single-story penthouse addition.

Until recently, Capitol Hill included 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 ULI is intent on stabilizing and reusing the existing façade. Interior work is more extensive and will require the addition of an elevator and other improvements to bring the building up to code. With the addition of the elevator, the penthouse and other required improvements, we will be able to reintroduce 22-units to what was formerly a 24-unit property. These 22 units will include modern floorplans and finishes.

The proposed penthouse addition is shown on our attached submission. The addition will be differentiated from the old, but will be complementary in size, scale, proportion and massing in order to protect the integrity of the property and its environment. To ensure the addition is not visually intrusive and does not detract from the existing building, the penthouse is setback along East Mifflin and North Webster Streets.

Urban Land Interests

We look forward to presenting our proposed addition at the Commission's April 18, 2012 meeting and hope to address any questions you might have.

Thank you for your consideration.

Kind Regards,

A handwritten signature in black ink that reads "Anne LNI Morrison". The signature is written in a cursive, flowing style.

Anne Neujahr Morrison

Urban Land Interests



24 NORTH WEBSTER
APRIL 04, 2012



Urban Land Interests



LOCATOR MAP



PROJECT SITE

24 NORTH WEBSTER
APRIL 04, 2012



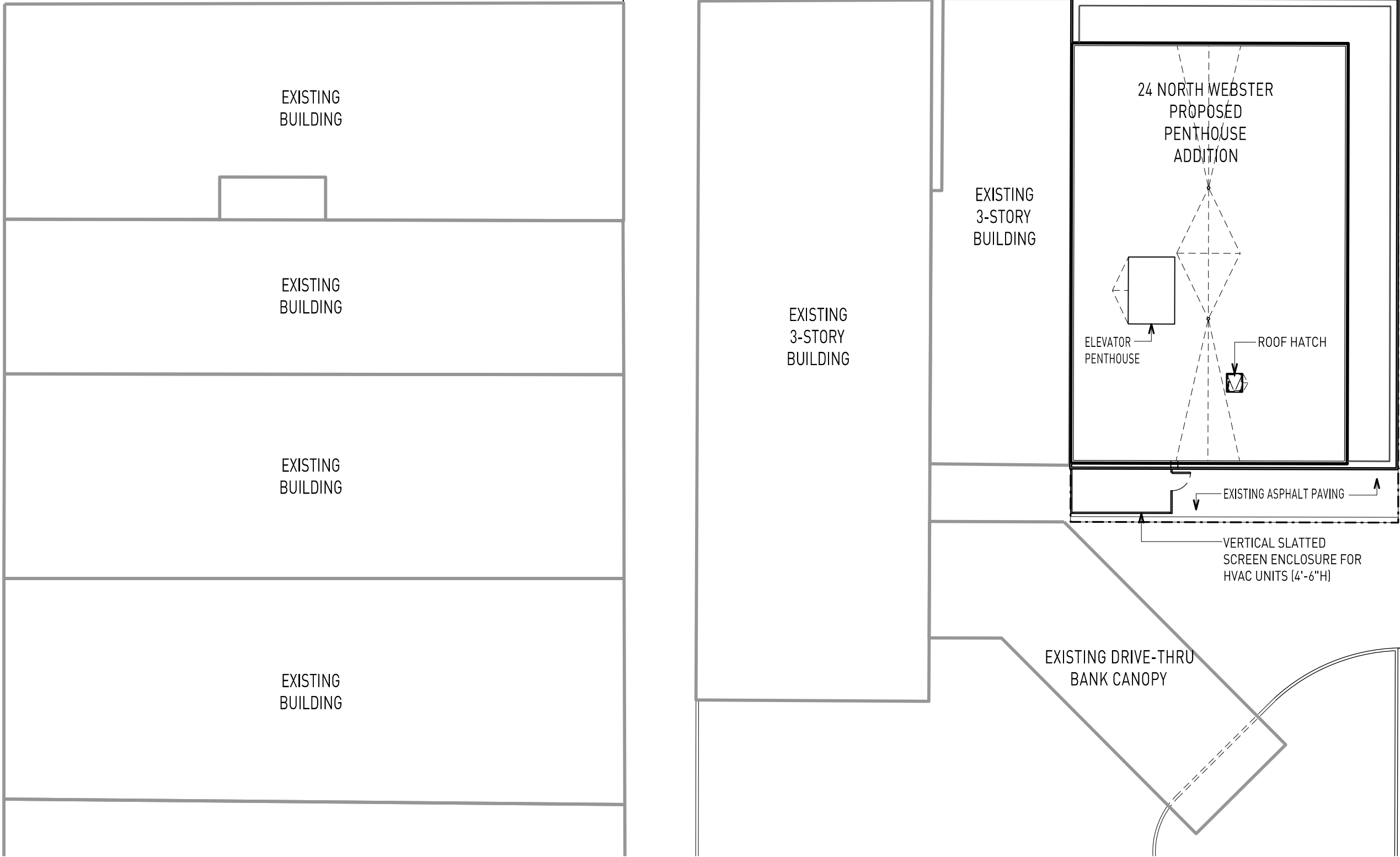
Urban Land Interests



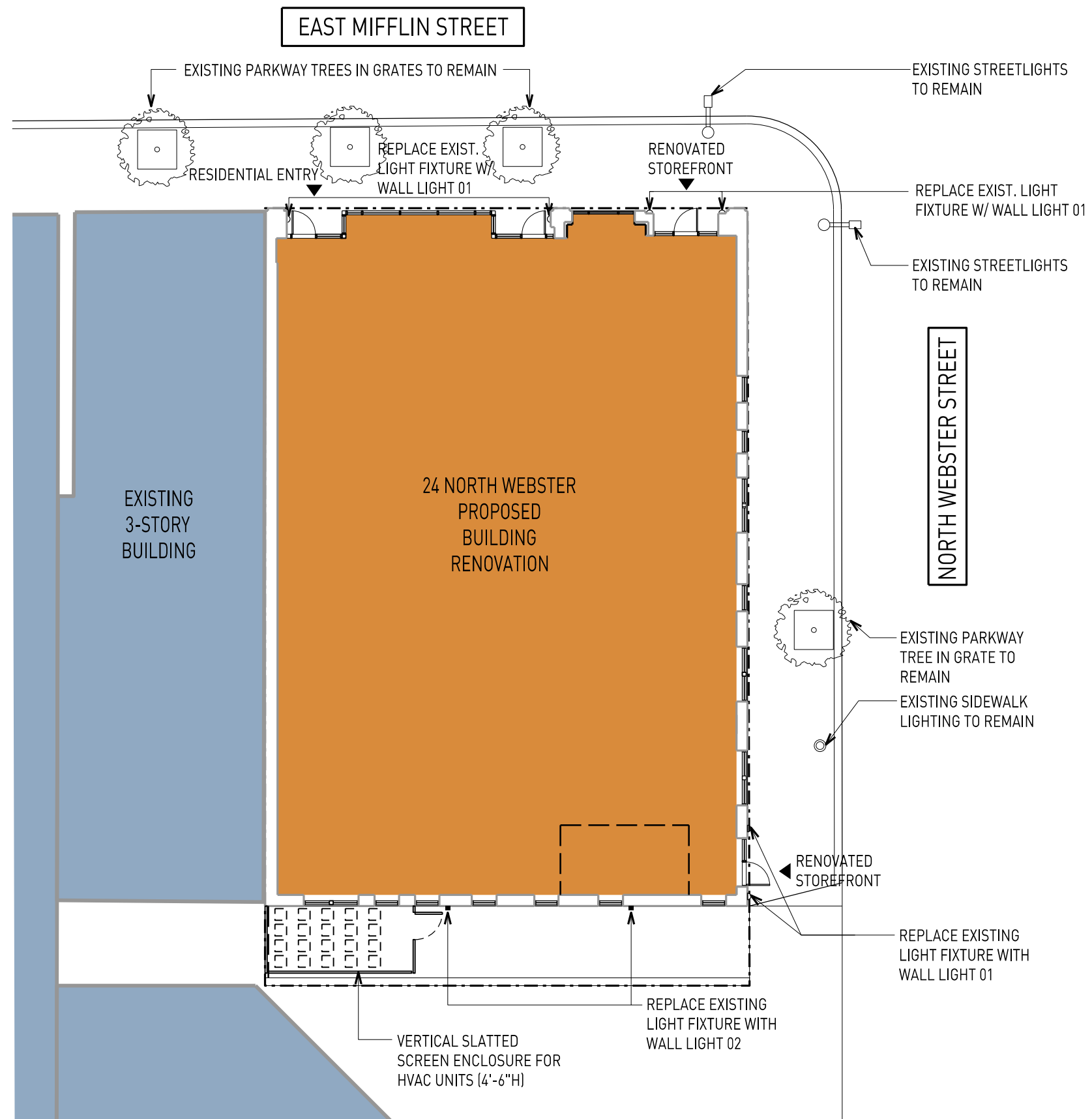


EAST MIFFLIN STREET

NORTH PINCKNEY STREET

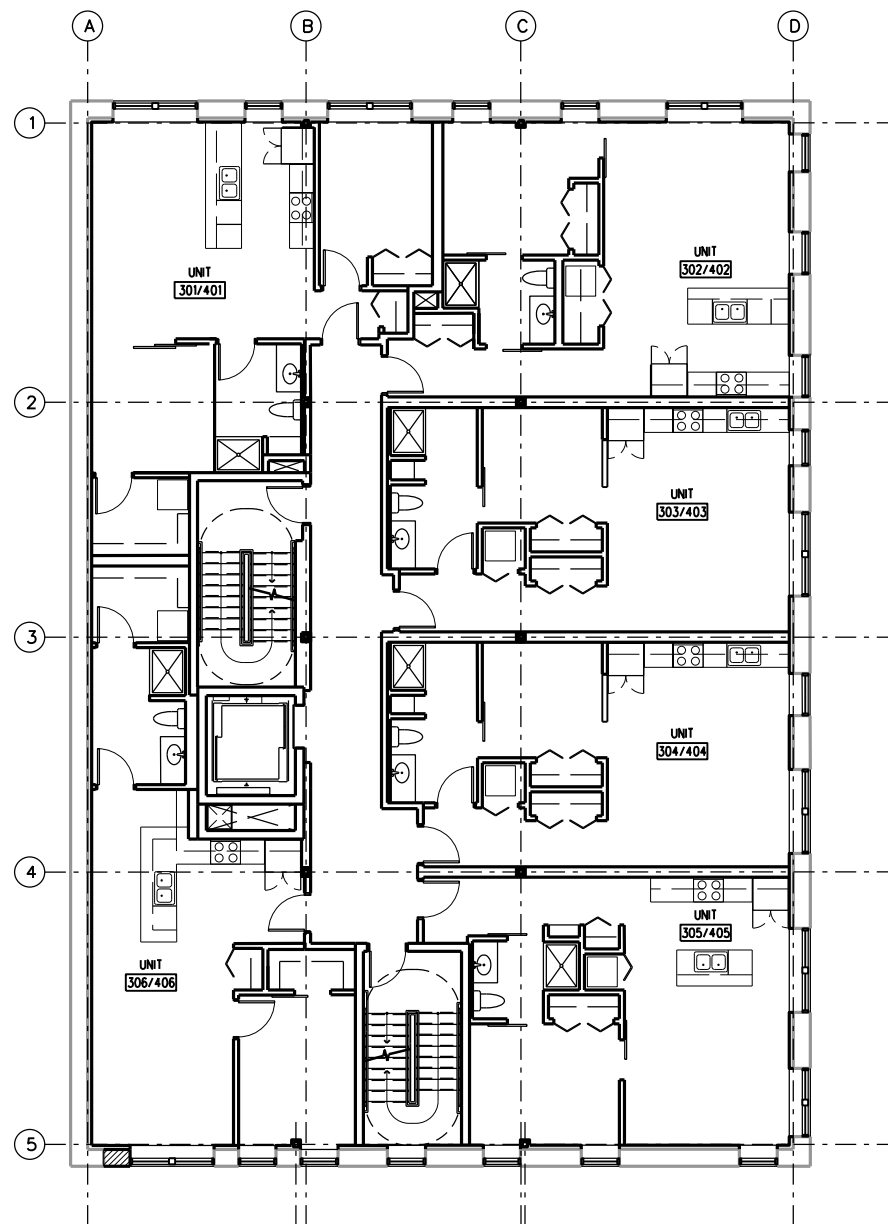


NORTH WEBSTER STREET



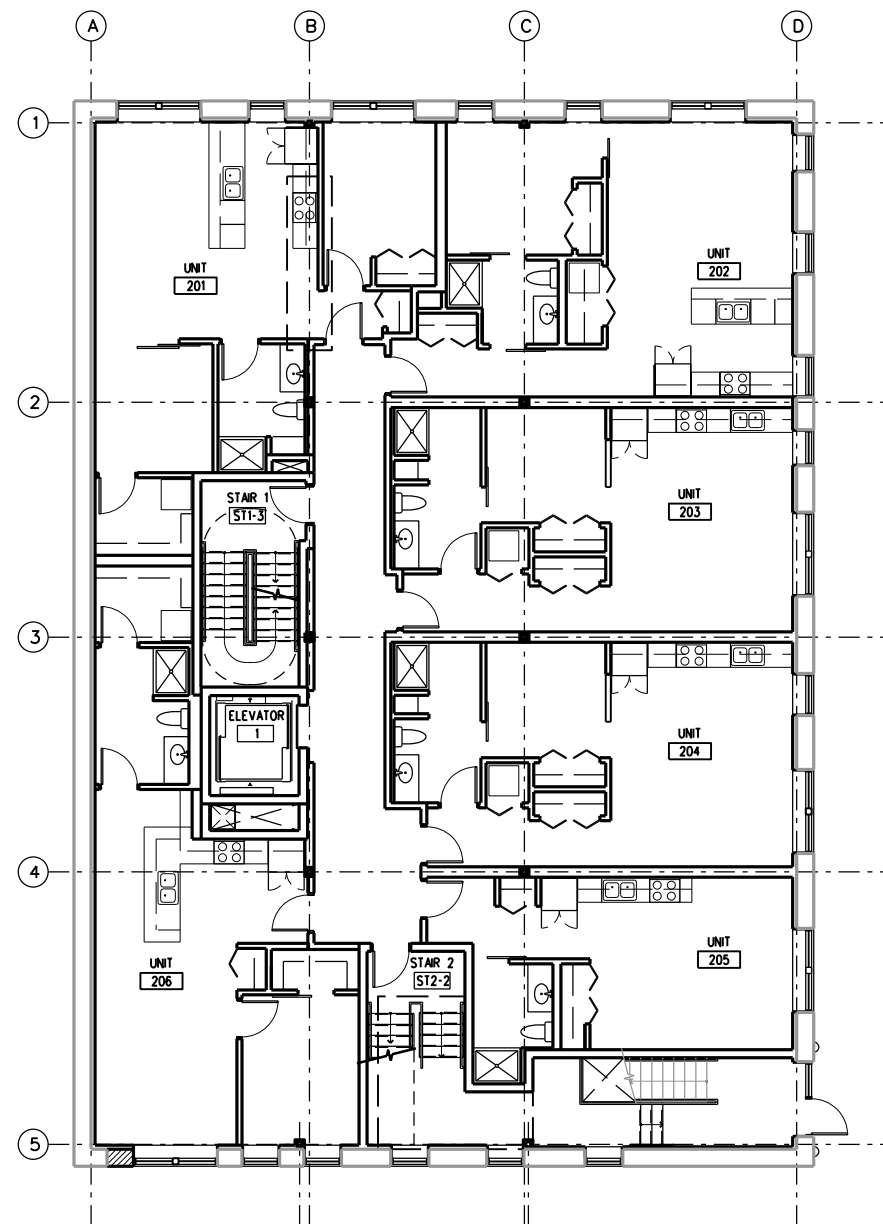
SITE PLAN

SCALE: $\frac{1}{16}" = 1'-0"$



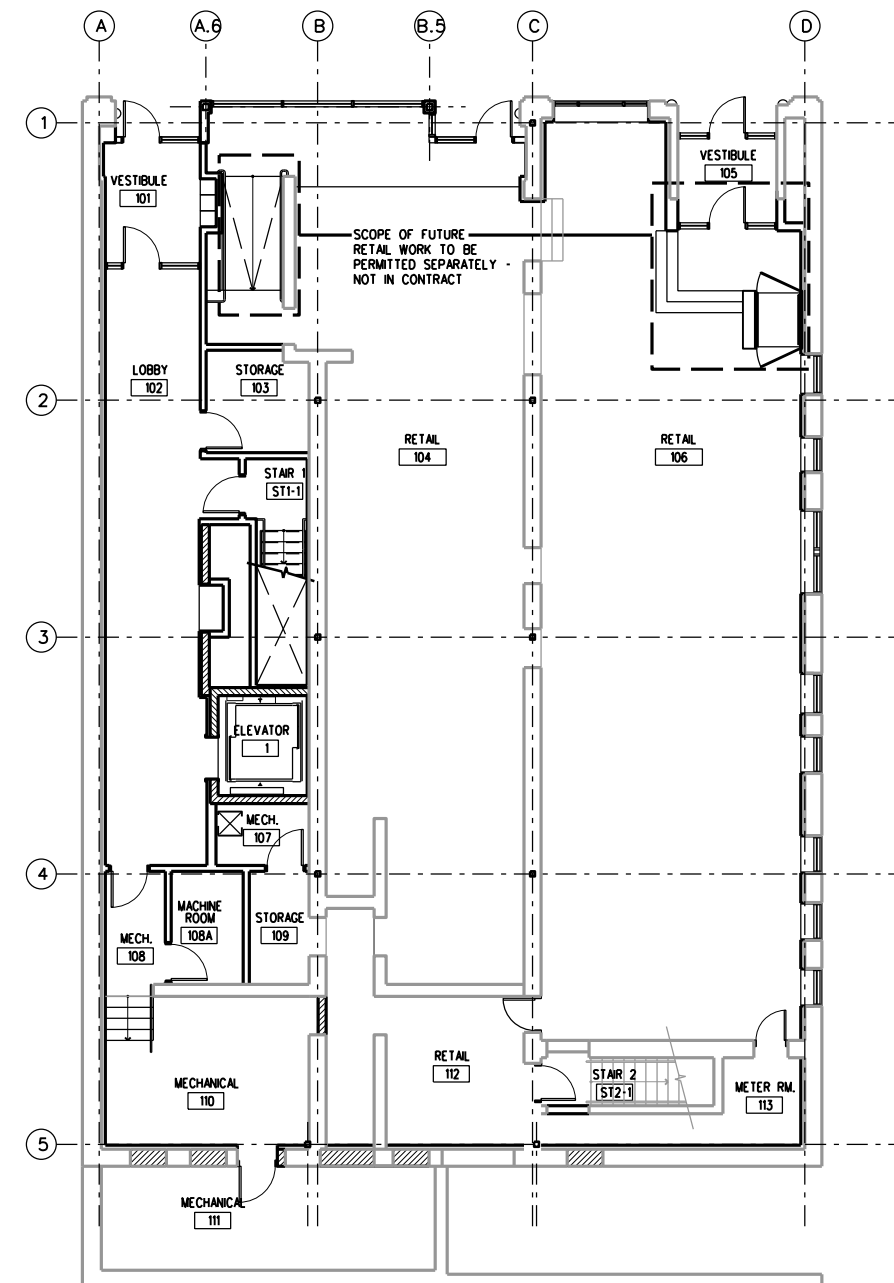
THIRD & FOURTH FLOOR PLAN

SCALE: $\frac{1}{16}" = 1'-0"$



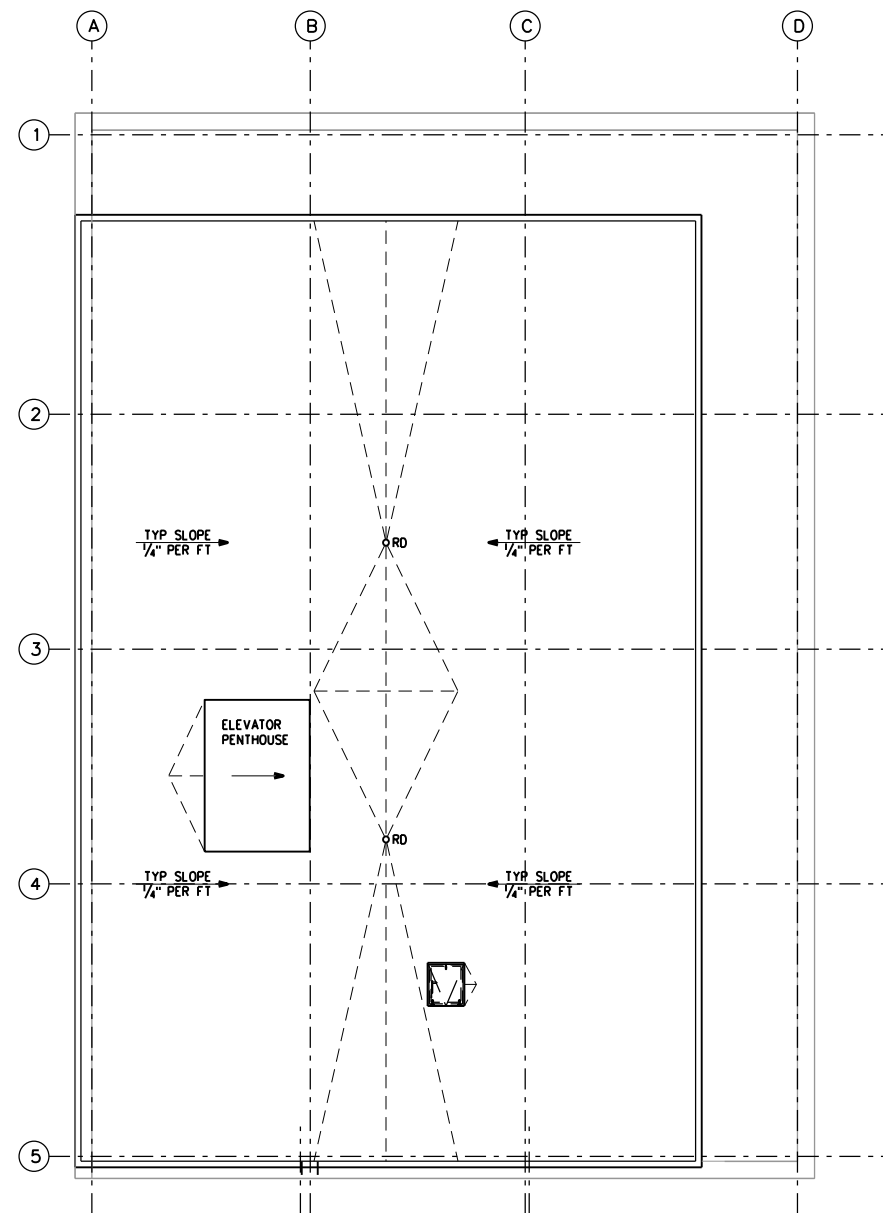
SECOND FLOOR PLAN

SCALE: $\frac{1}{16}" = 1'-0"$



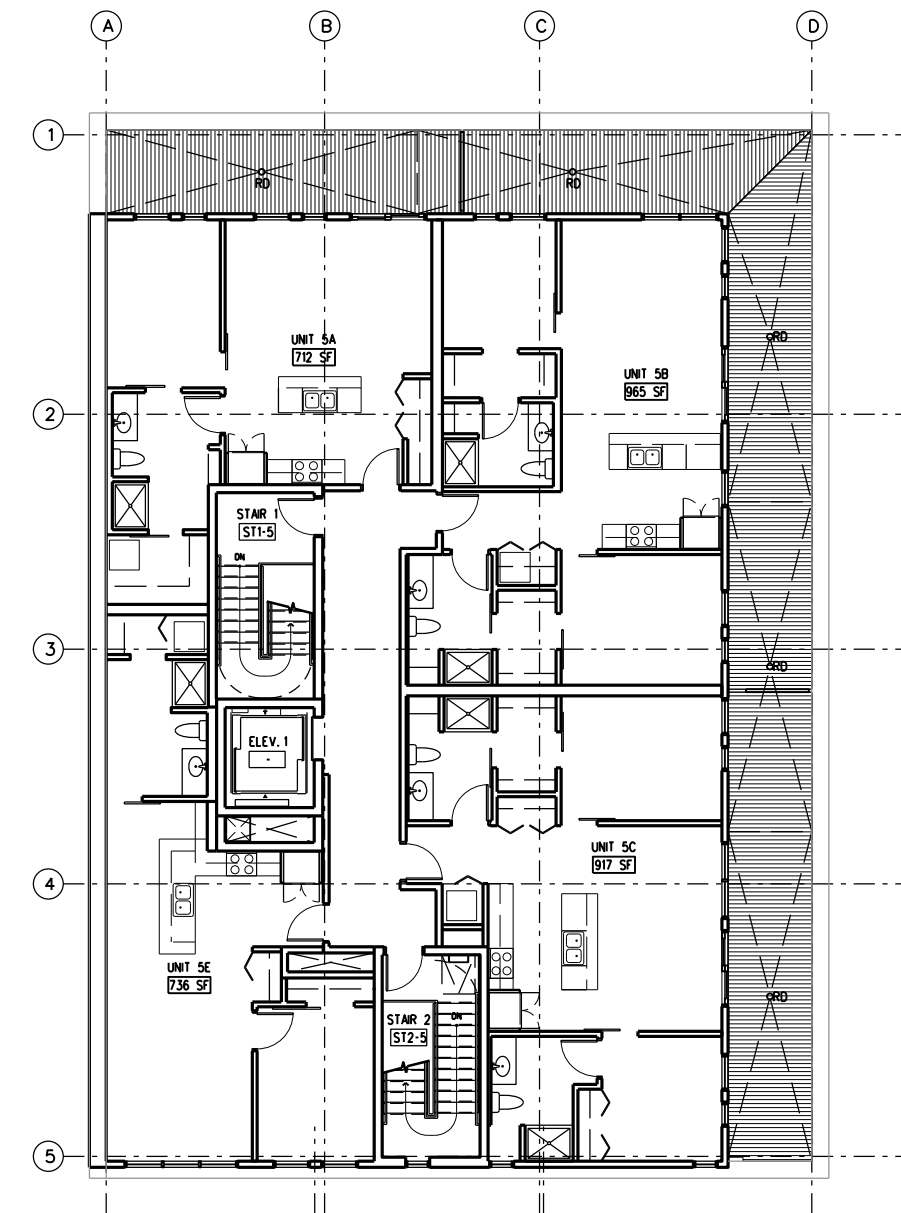
GROUND FLOOR PLAN

SCALE: $\frac{1}{16}" = 1'-0"$



ROOF PLAN

SCALE: $\frac{1}{16}$ " = 1'-0"



FIFTH FLOOR PENTHOUSE PLAN

SCALE: $\frac{1}{16}$ " = 1'-0"



MIFFLIN STREET ELEVATION



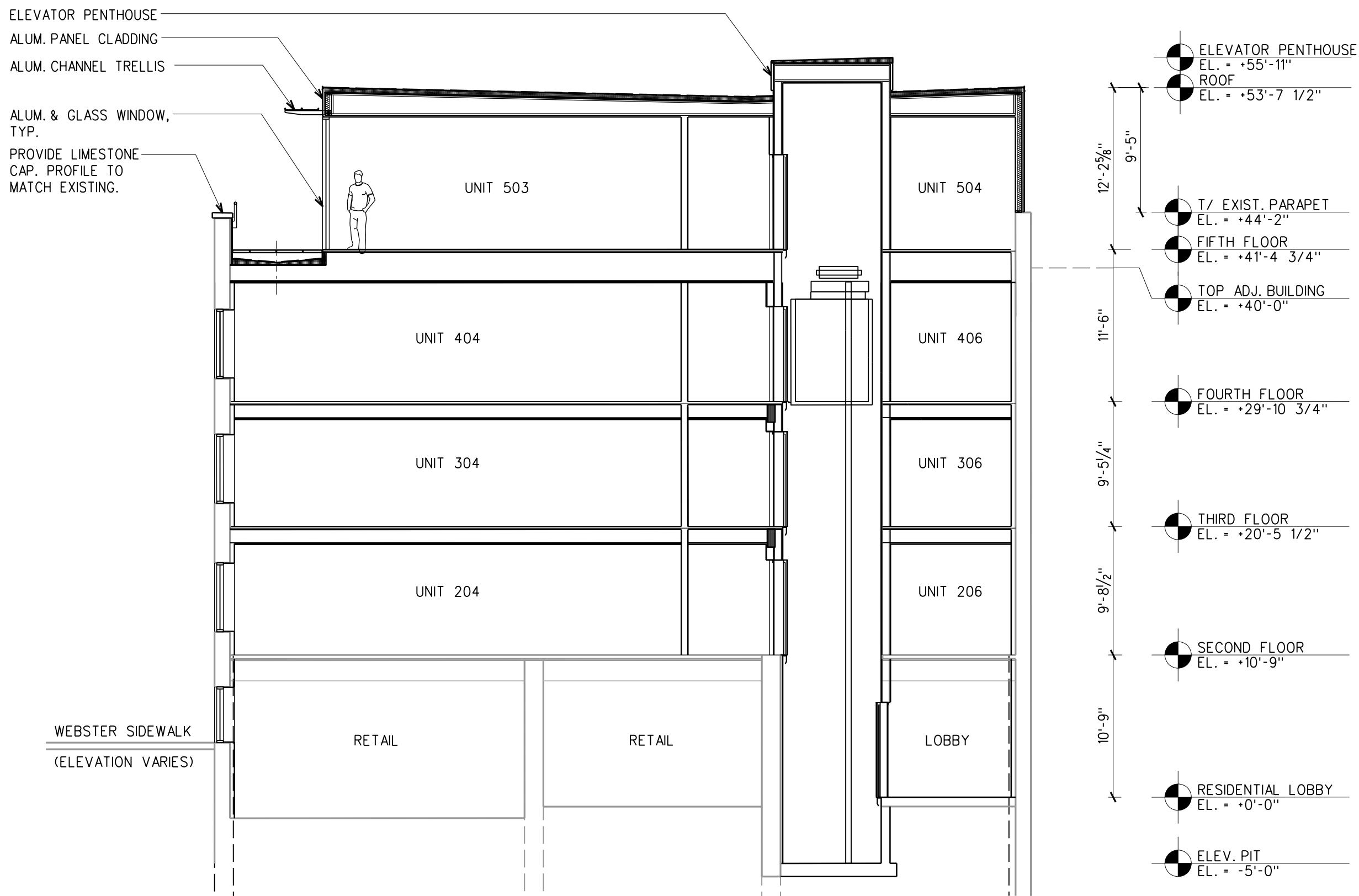
WEBSTER STREET ELEVATION



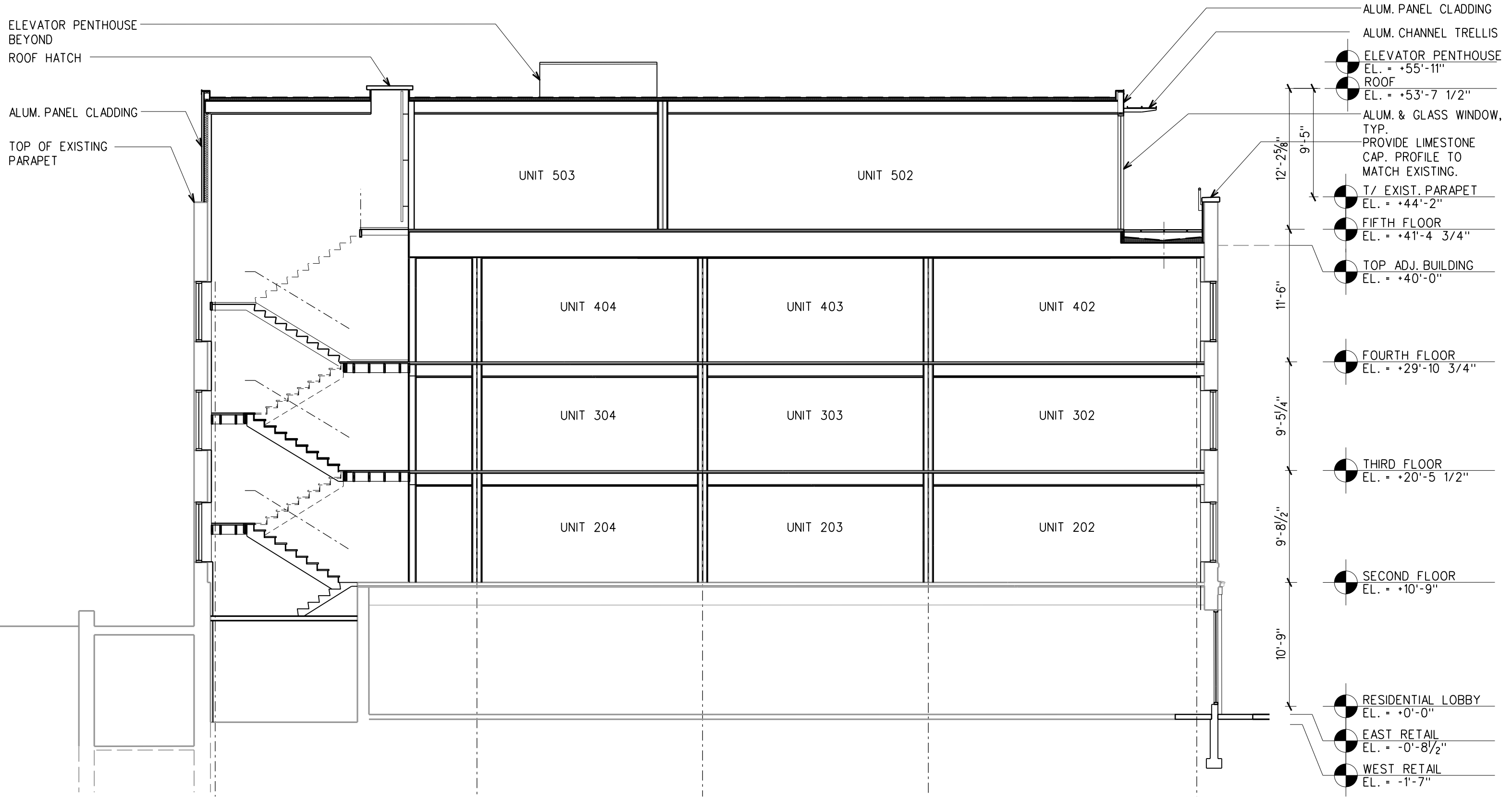
SOUTH ELEVATION



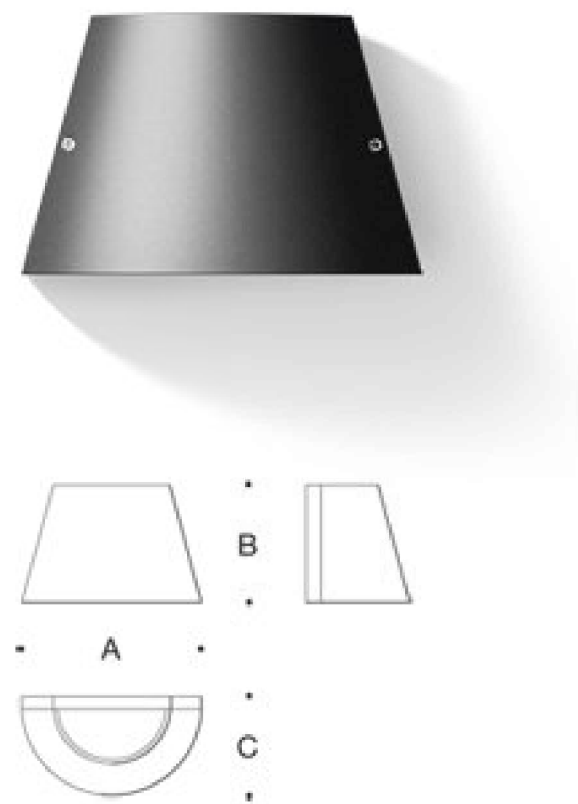
BUILDING SECTION



BUILDING SECTION



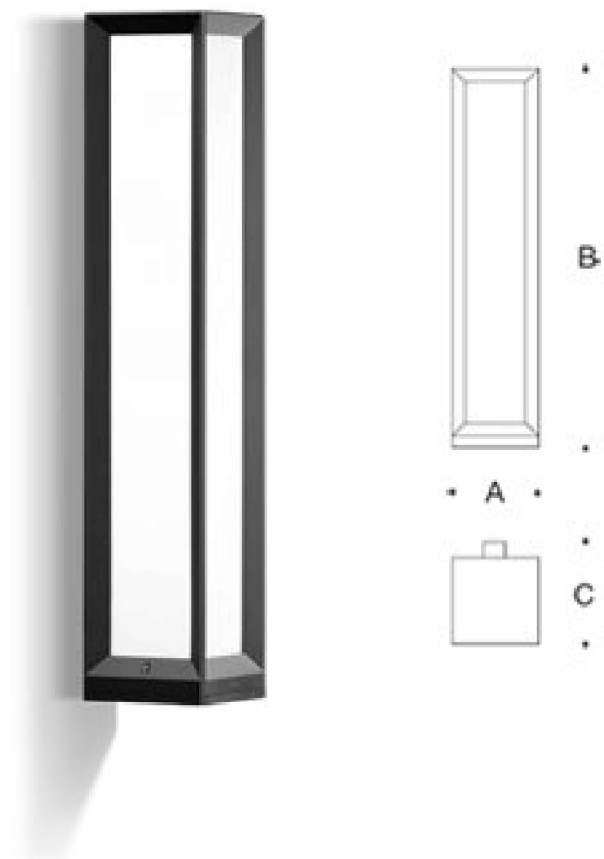
LIGHT FIXTURES



GROUND FLOOR REPLACEMENT FIXTURE
WALL MOUNTED LIGHT
FIXTURE 01



SOUTH ELEVATION REPLACEMENT FIXTURE
WALL MOUNTED LIGHT
FIXTURE 02



PENTHOUSE TERRACE FIXTURE
WALL MOUNTED LIGHT
FIXTURE 03

EXISTING CONDITIONS



MIFFLIN/WEBSTER CORNER



MIFFLIN ELEVATION



MIFFLIN STOREFRONT



WEBSTER ELEVATION



SOUTH ELEVATION



SOUTH VIEW



24 NORTH WEBSTER
APRIL 04, 2012



Urban Land Interests





24 NORTH WEBSTER
APRIL 04, 2012



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24 NORTH WEBSTER
APRIL 04, 2012



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