



Proposed Rezoning

24 North Webster Street &
123 East Mifflin Street

Applicant
Capitol Hill Apartments, LLC/
Anne Neujahr Morrison

From: C4 To: PUD-GDP-SJP

Existing Use
Mixed-use building

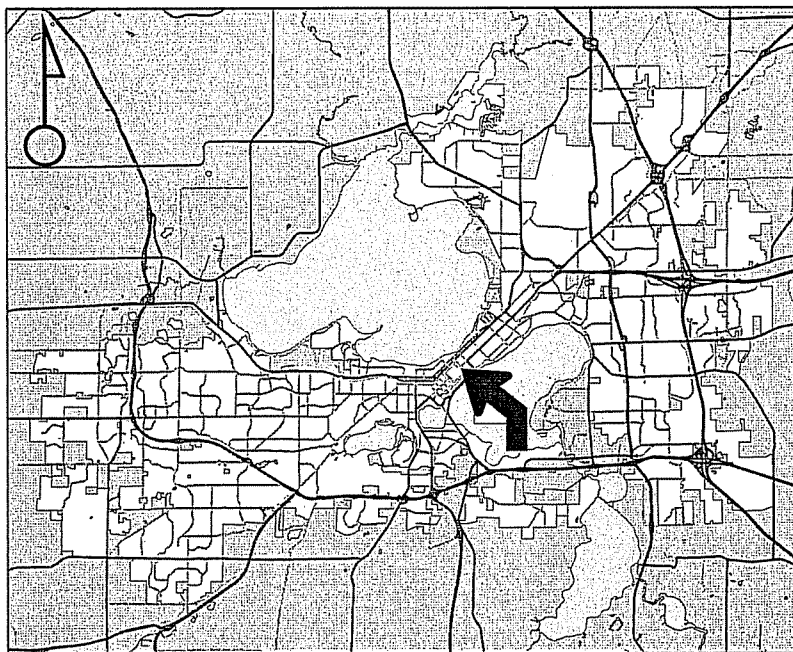
Proposed Use
Construct fifth floor addition to
existing mixed-use building

Public Hearing Date

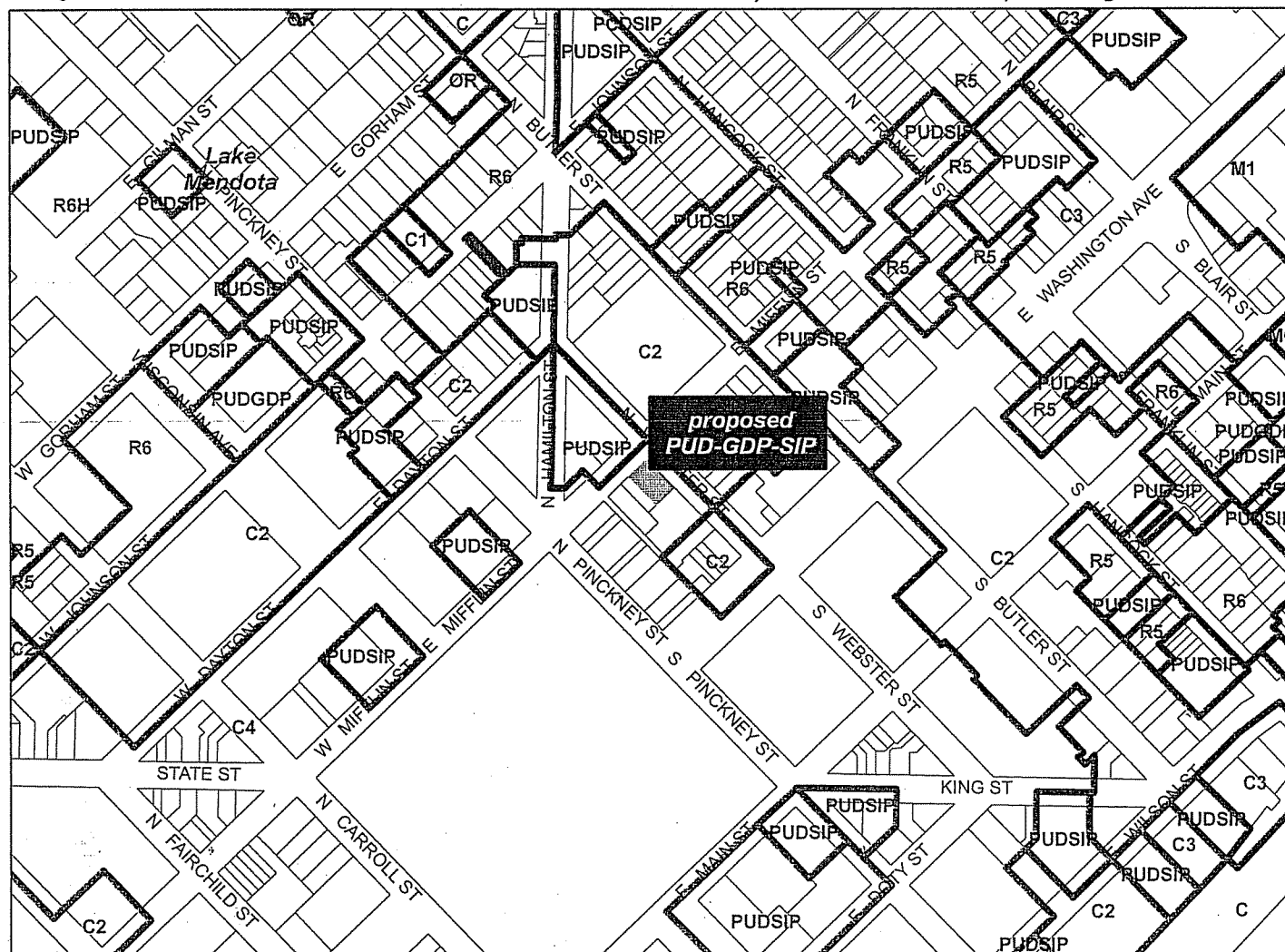
Plan Commission

21 May 2012

Common Council
12 June 2012



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

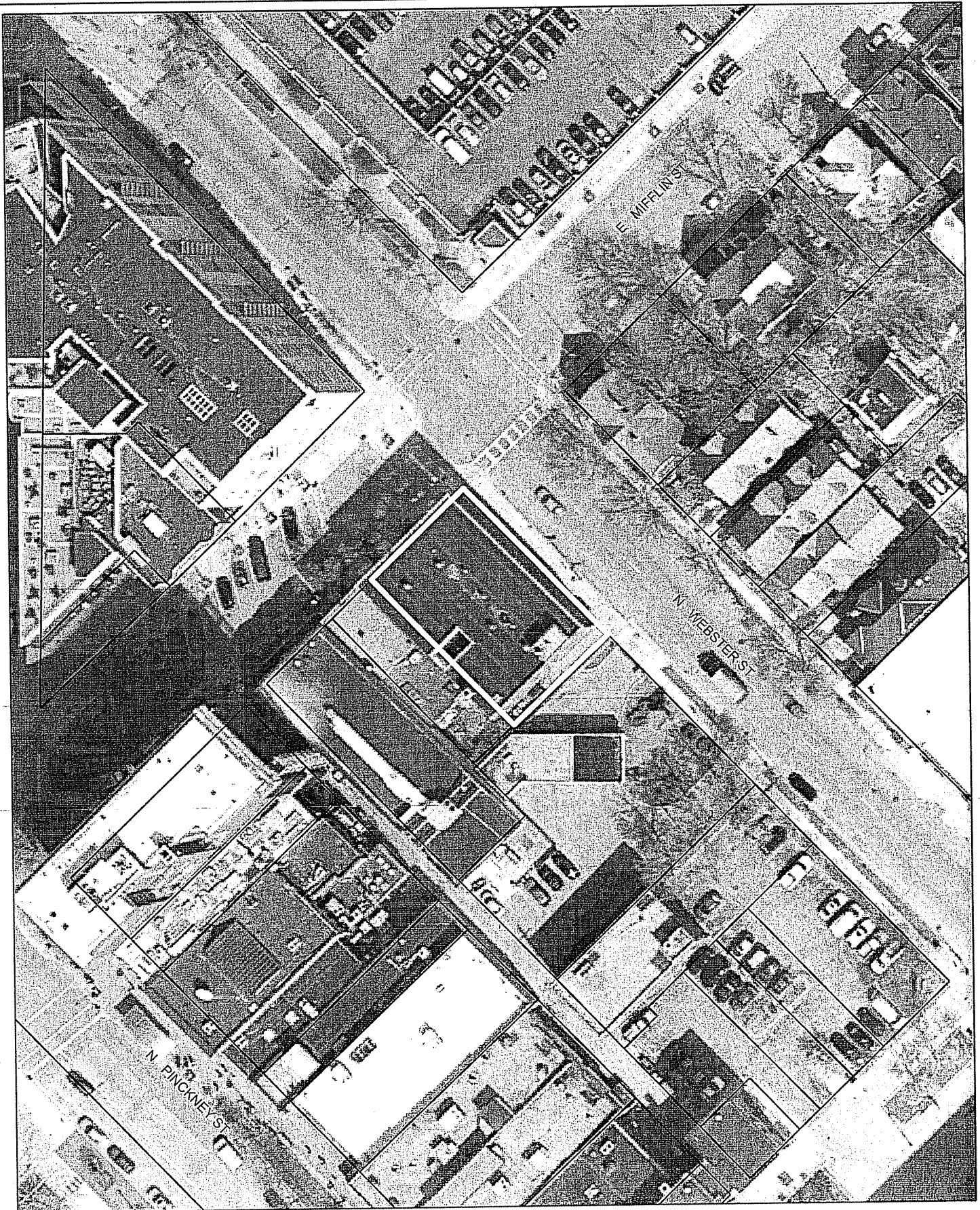
City of Madison, Planning Division : RPJ : Date : 07 May 2012

10



City of Madison

24 North Webster Street/
123 East Mifflin Street



Date of Aerial Photography : Spring 2010



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.

FOR OFFICE USE ONLY:

Amt. Paid 850 Receipt No. 130267
Date Received 4/4/12
Received By PDA
Parcel No. 0709-133-3011-7
Aldermanic District 4 MIKE VERVEEN
GQ ADJACENT TO LAWYMARK
Zoning District C4

For Complete Submittal

Application	Letter of Intent
IDUP	Legal Descript.
Plan Sets	Zoning Text
Alder Notification	Waiver
Ngbrhd. Assn Not.	Waiver
Date Sign Issued	

1. Project Address: 24 North Webster / 123 E Mifflin Project Area in Acres: .14909 / 6,138ft²

Project Title (if any): Capitol Hill Apartments

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)

☐ Rezoning to a Non-PUD or PCD Zoning Dist.:

Existing Zoning: _____ to _____

Proposed Zoning (ex: R1, R2T, C3): _____

Rezoning to or Amendment of a PUD or PCD District:

☐ Ex. Zoning: _____ to PUD/PCD-GDP

☒ Ex. Zoning: C4 to PUD/PCD-SIP

☐ Amended Gen. Dev. ☐ Amended Spec. Imp. Plan

☐ Conditional Use

☐ Demolition Permit

☐ Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Anne Neujahr Morrison Company: Urban Land Interests

Street Address: 10 East Doty Street #300 City/State: Madison, WI Zip: 53703

Telephone: (608) 251.0706 Fax: (608) 251.5572 Email: amorrison@uli.com

Project Contact Person: same as applicant. Company: _____

Street Address: _____ City/State: _____ Zip: _____

Telephone: () _____ Fax: () _____ Email: _____

Property Owner (if not applicant): Capitol Hill Apartments, LLC c/o Urban Land Interests

Street Address: 10 E. Doty Street, Ste. 300 City/State: Madison, WI Zip: 53703

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Application is for a single-story residential addition to an existing building in a C4 district. Project also includes the rehabilitation of the existing four-story building. Project will include ground-floor retail with residential above

Development Schedule: Commencement existing building: April 2012 Completion September 2012

Addition: June 2012

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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 ½ 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:** ~~\$250~~ 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:

- ☒ **NA** 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.
- ☒ **NA** **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 Downtown Plan, which recommends:

Residential use (Downtown 2000) or predominant residential (proposed plan) 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:

3/5/12: Alder vervoer, mansion hill N.A., Capitol Neighborhoods, DM1, Madison Central BID

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: Al Martin Date: 3/1/12 Zoning Staff: Math Tucker Date: Patricia Anderson

- ☒ **NA** 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 Anne Neujaer Morrison Date 4/3/2012

Signature Anne W Morrison Relation to Property Owner Employee

Authorizing Signature of Property Owner

Date 10



Urban Land Interests

April 12, 2012

Plan 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
Planned Unit Development (GDP & SIP)

Dear Commission Members and Staff:

Urban Land Interests ("ULI") recently acquired Capitol Hill Apartments, located at 24 North Webster Street/123 East Mifflin Street. ULI is working to stabilize and restore the existing four-story brick structure and is seeking approvals to accommodate a modest single-story penthouse addition.

Existing Conditions | 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.

Proposed Addition | The proposed single-story 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 or neighboring properties, the penthouse is setback along East Mifflin and North Webster Streets.

The existing 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.

Urban Land Interests

PUD Application | While the proposed addition is consistent with the height and bulk limitations within the existing C4 District, the development as envisioned cannot accommodate the larger residential unit types required in a C4 District.

The building has historically included smaller residential units, and while ULI will introduce some larger units, we are constrained by our desires to maintain the existing structure and to limit the scale of the addition. ULI believes the existing structure is valuable to the fabric of downtown Madison and we are intent on stabilizing and reusing the existing façade.

Proposed Uses | ULI is not proposing any changes in use. The building has historically included ground floor retail space with residential uses above. We will be maintaining the historical use of the building and will be able to replace 22 of the 24 units that were destroyed by fire. No parking is directly associated with the building, though parking resources are available in the immediate vicinity.

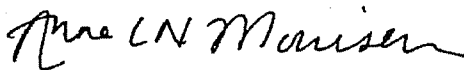
Development Team and Schedule | ULI has assembled a highly qualified team of development partners, who have worked together on numerous developments located in downtown Madison. ULI plans to proceed with rehabilitating the existing building beginning in April 2012. We plan to begin construction on the Penthouse addition beginning June 2012 and expect the project to be complete by September 2012.

Team Member	Name	Location
Owner	Capitol Hill Apartments, LLC	Madison, WI
Developer	Urban Land Interests	Madison, WI
General Contractor	R.G. Harriman General Contractors	Madison, WI
Architect	Valerio DeWalt Train	Chicago, IL
Structural Engineer	Pierce Engineers	Madison, WI

We are excited to be able to preserve and update Capitol Hill Apartments and look forward to presenting our proposed development at the Commission's May 21, 2012 meeting.

Thank you for your consideration.

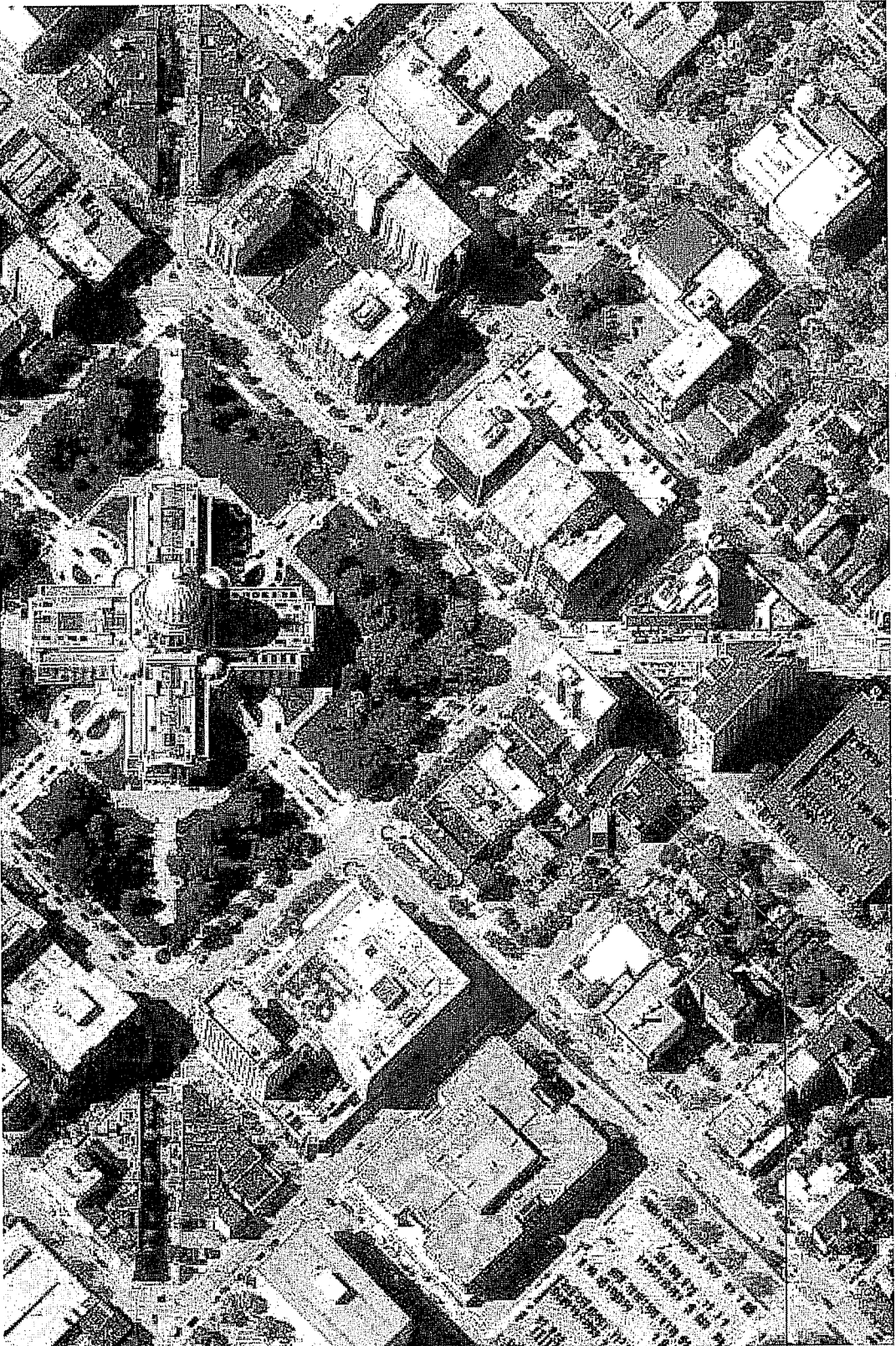
Kind Regards,



Anne Neujahr Morrison

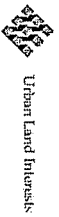
Urban Land Interests

LOCATOR MAP



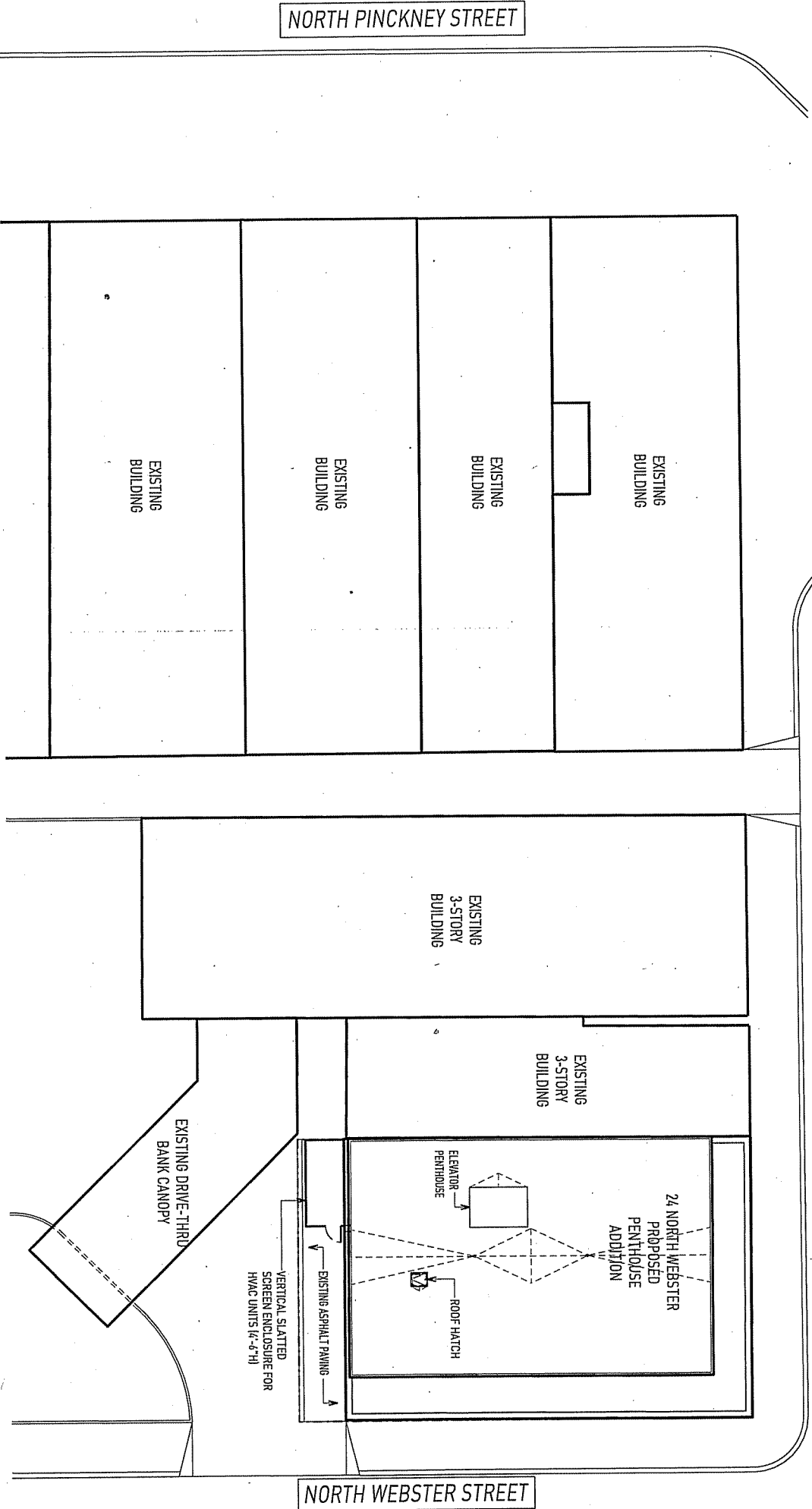
PROJECT SITE

24 NORTH WEBSTER
APRIL 04, 2012

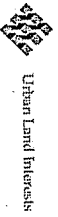


CONTEXT PLAN ⑦

EAST MIFFLIN STREET



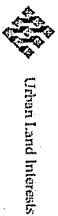
24 NORTH WEBSTER
APRIL 04, 2012



24 NORTH WEBSTER
APRIL 04, 2012



SCALE: 1/16" = 1'-0"

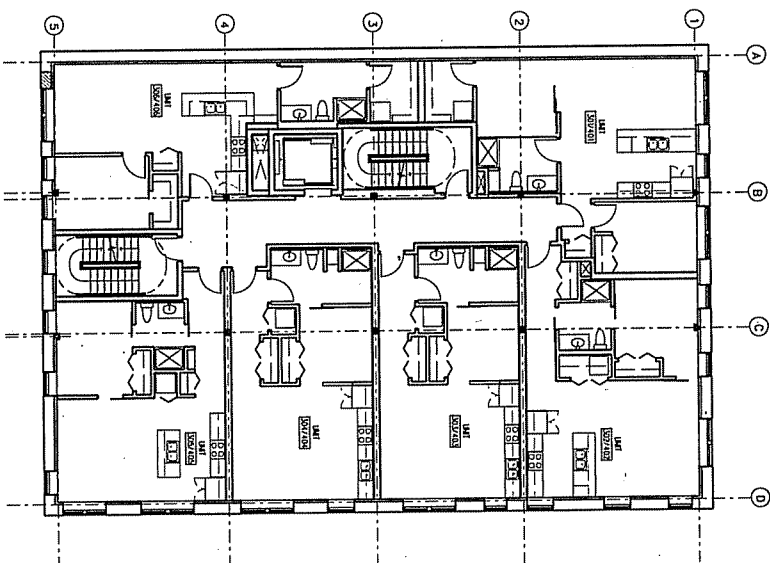


Urban Land Interests

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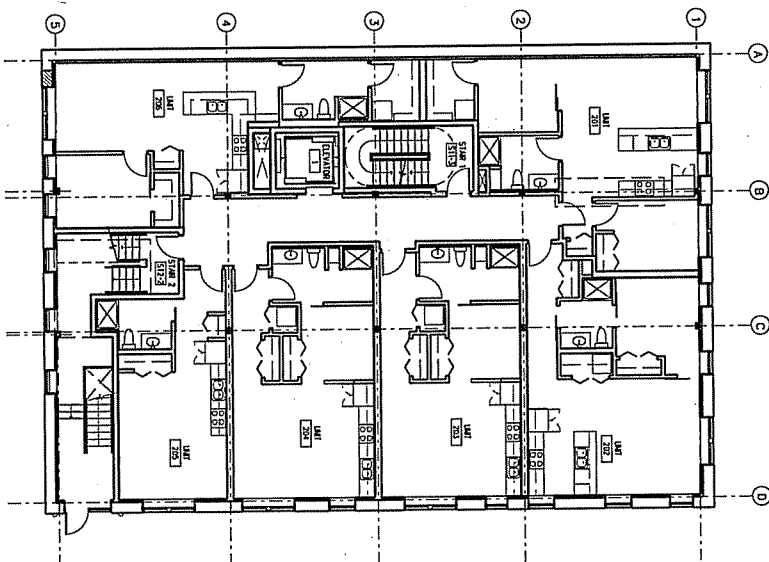
THIRD & FOURTH FLOOR PLAN ⑦

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



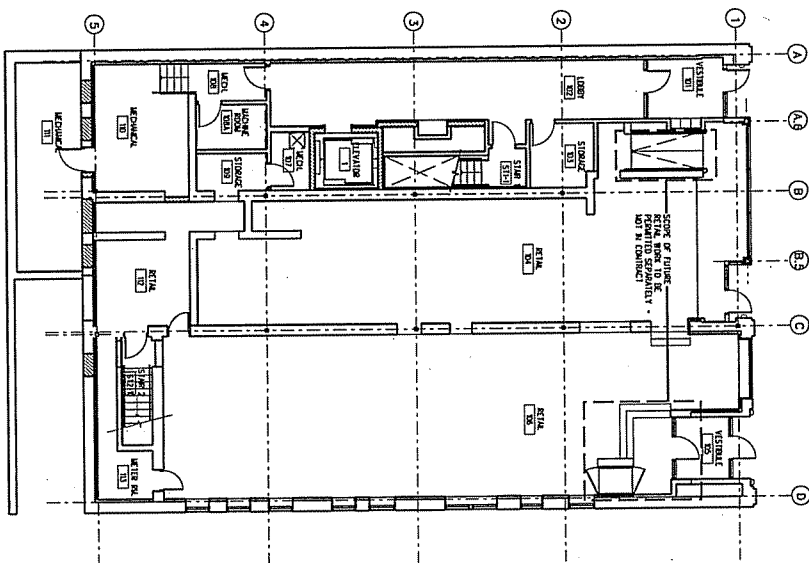
SECOND FLOOR PLAN

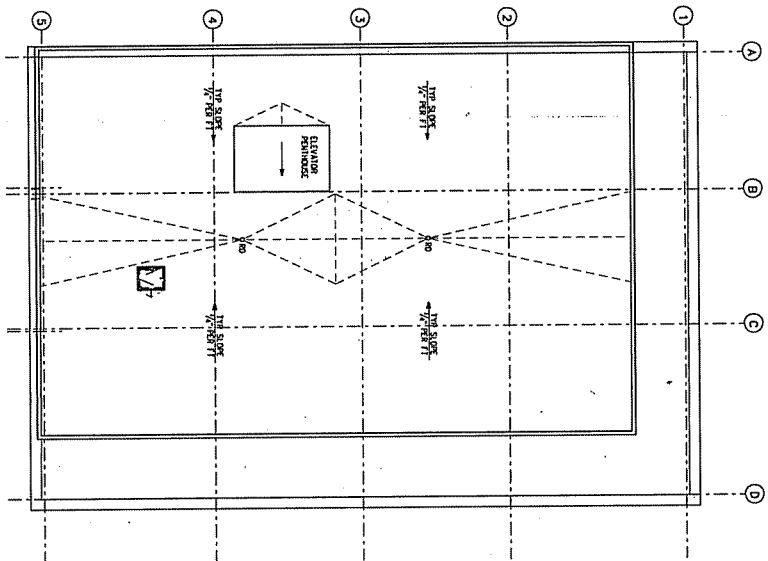
SCALE: $\frac{1}{16}" = 1'-0"$




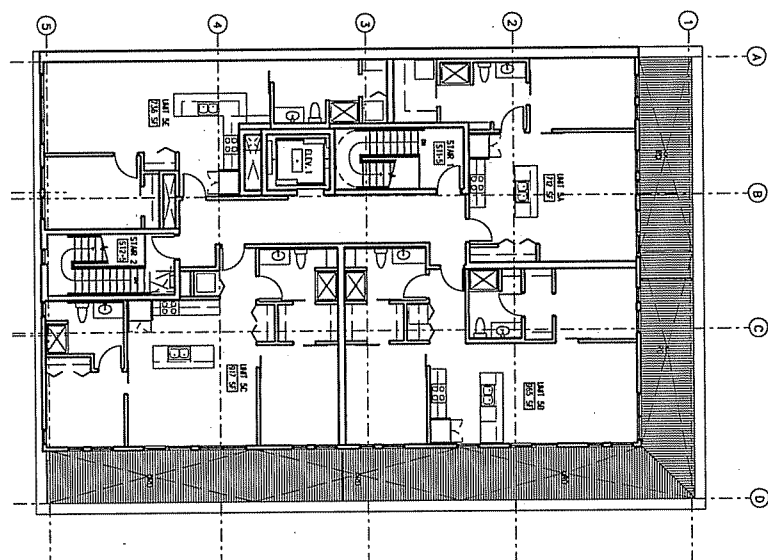
GROUND FLOOR PLAN

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





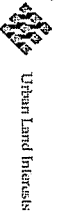
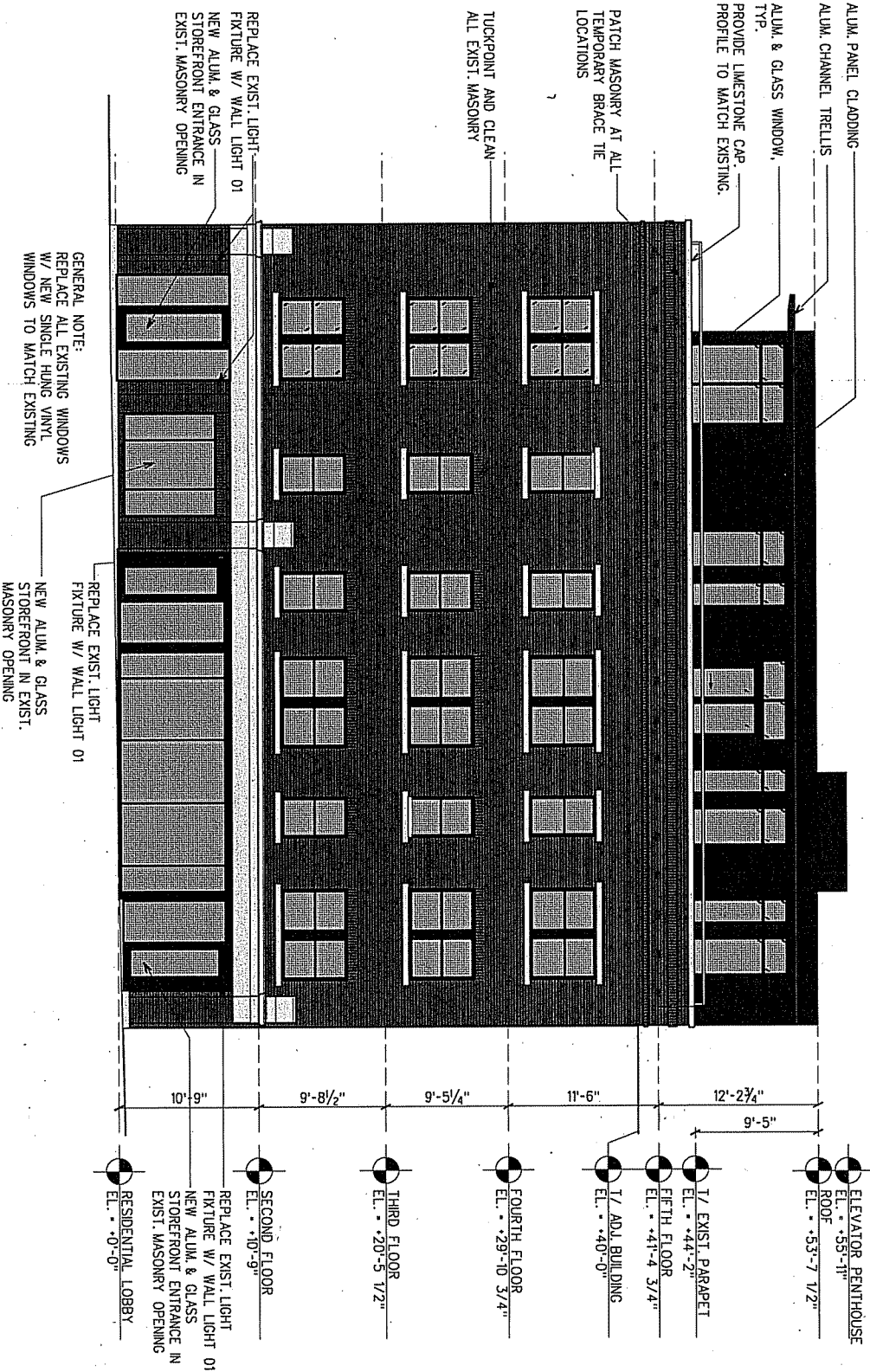
ROOF PLAN 
 SCALE: 1/8" = 1'-0"



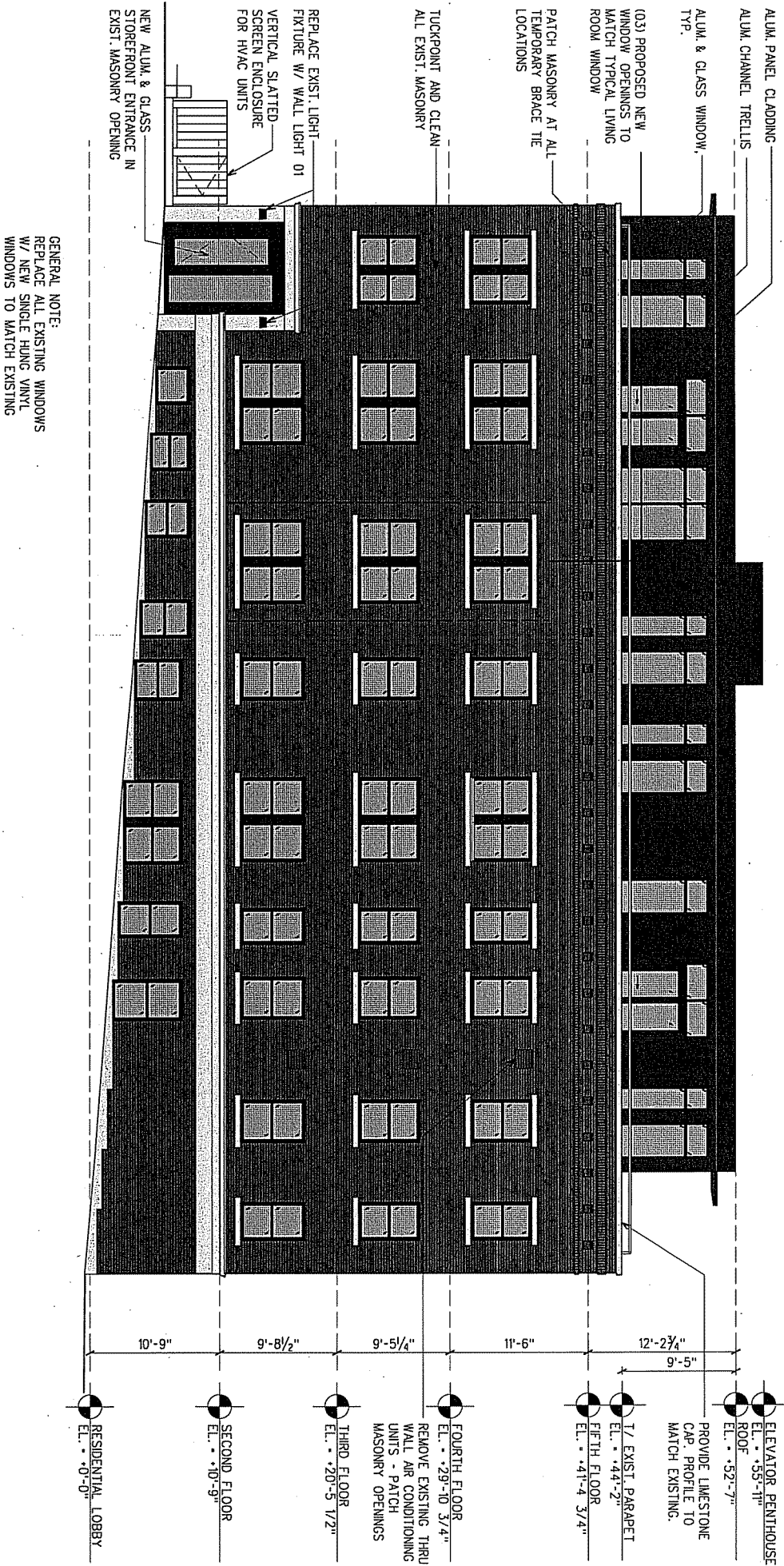
FIFTH FLOOR PENTHOUSE PLAN 
 SCALE: 1/8" = 1'-0"

MIFFLIN STREET ELEVATION

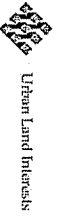
24 NORTH WEBSTER
APRIL 04, 2012



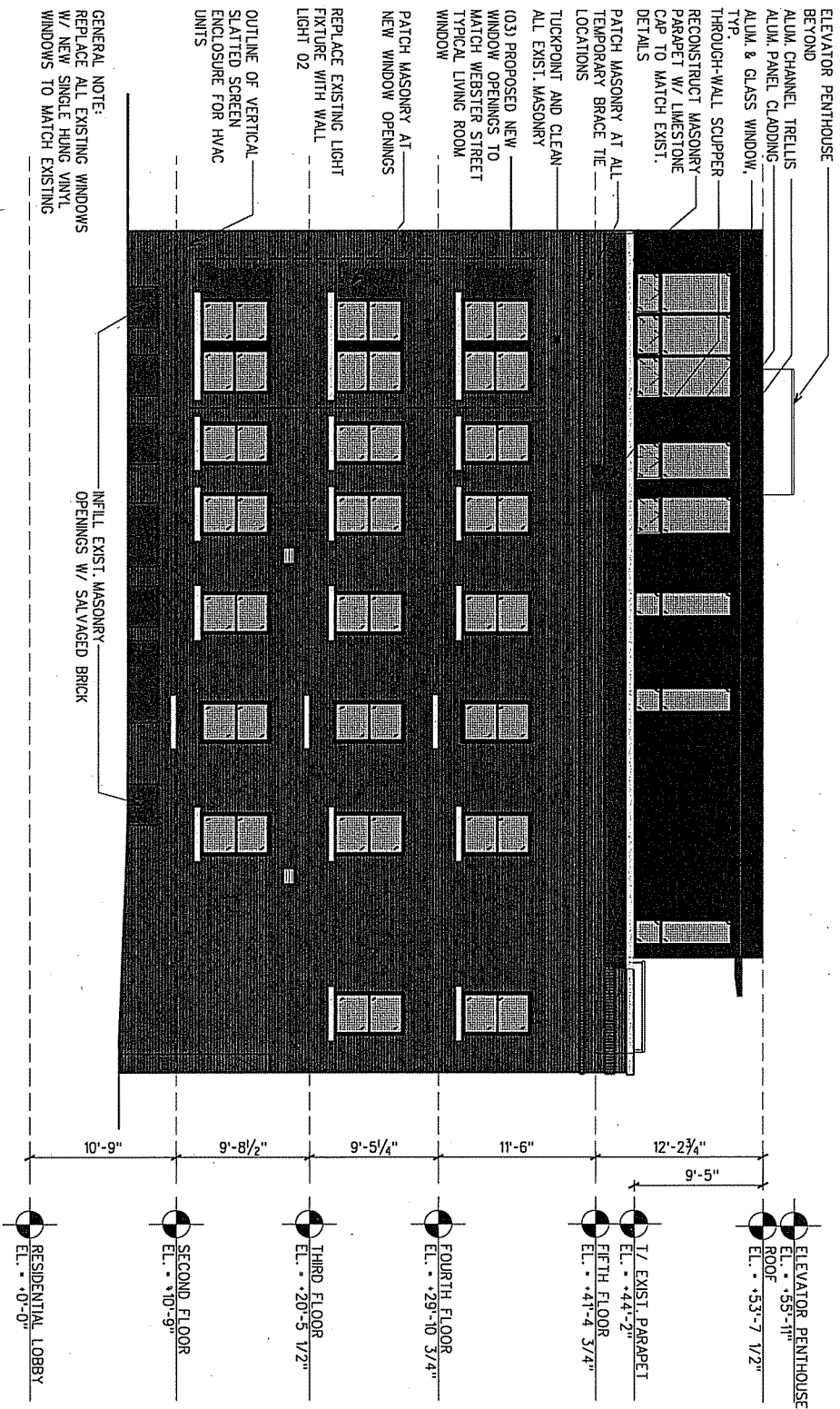
WEBSTER STREET ELEVATION



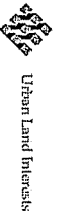
24 NORTH WEBSTER
APRIL 04, 2012




SOUTH ELEVATION



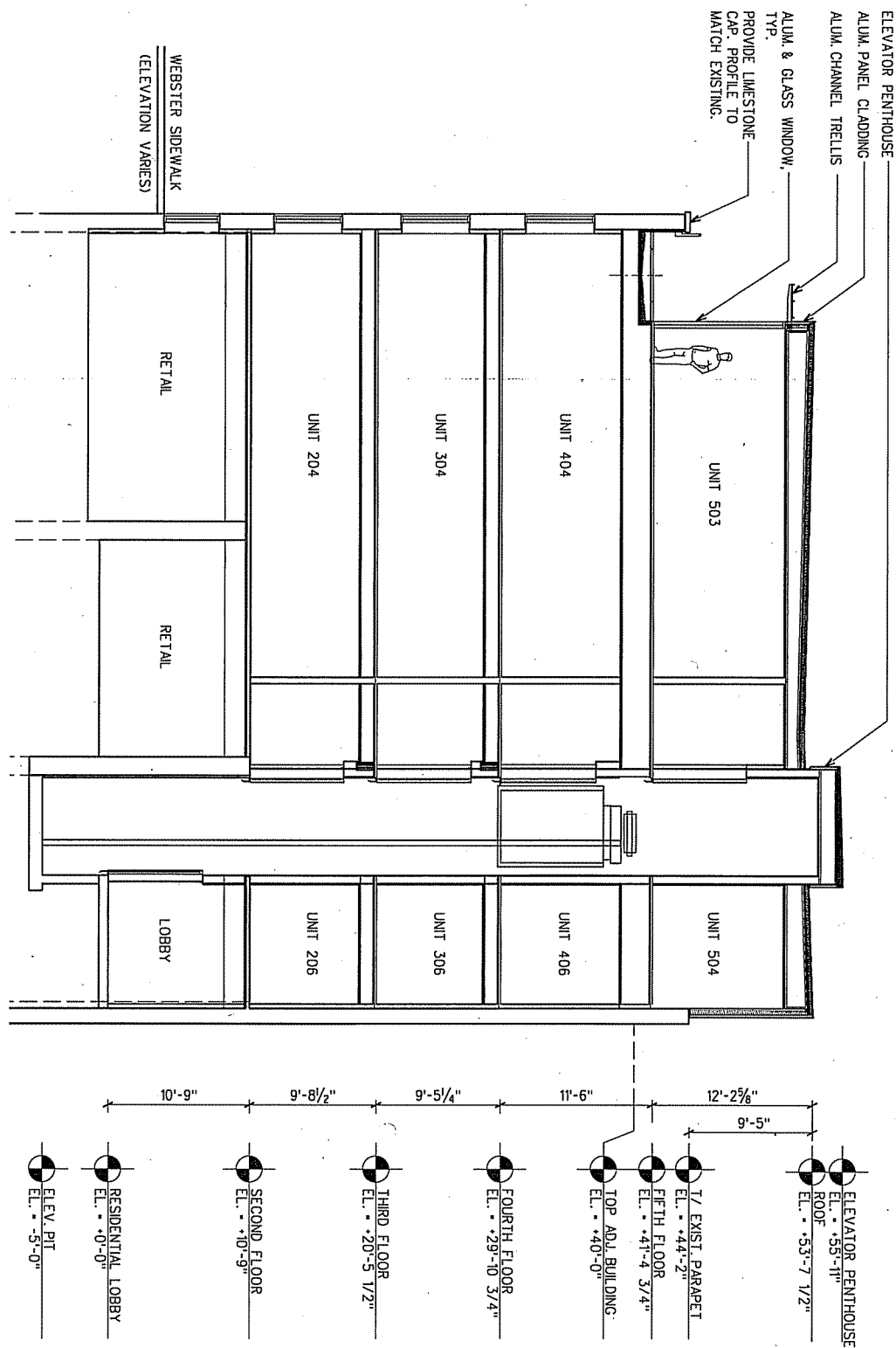
24 NORTH WEBSTER
APRIL 04, 2012



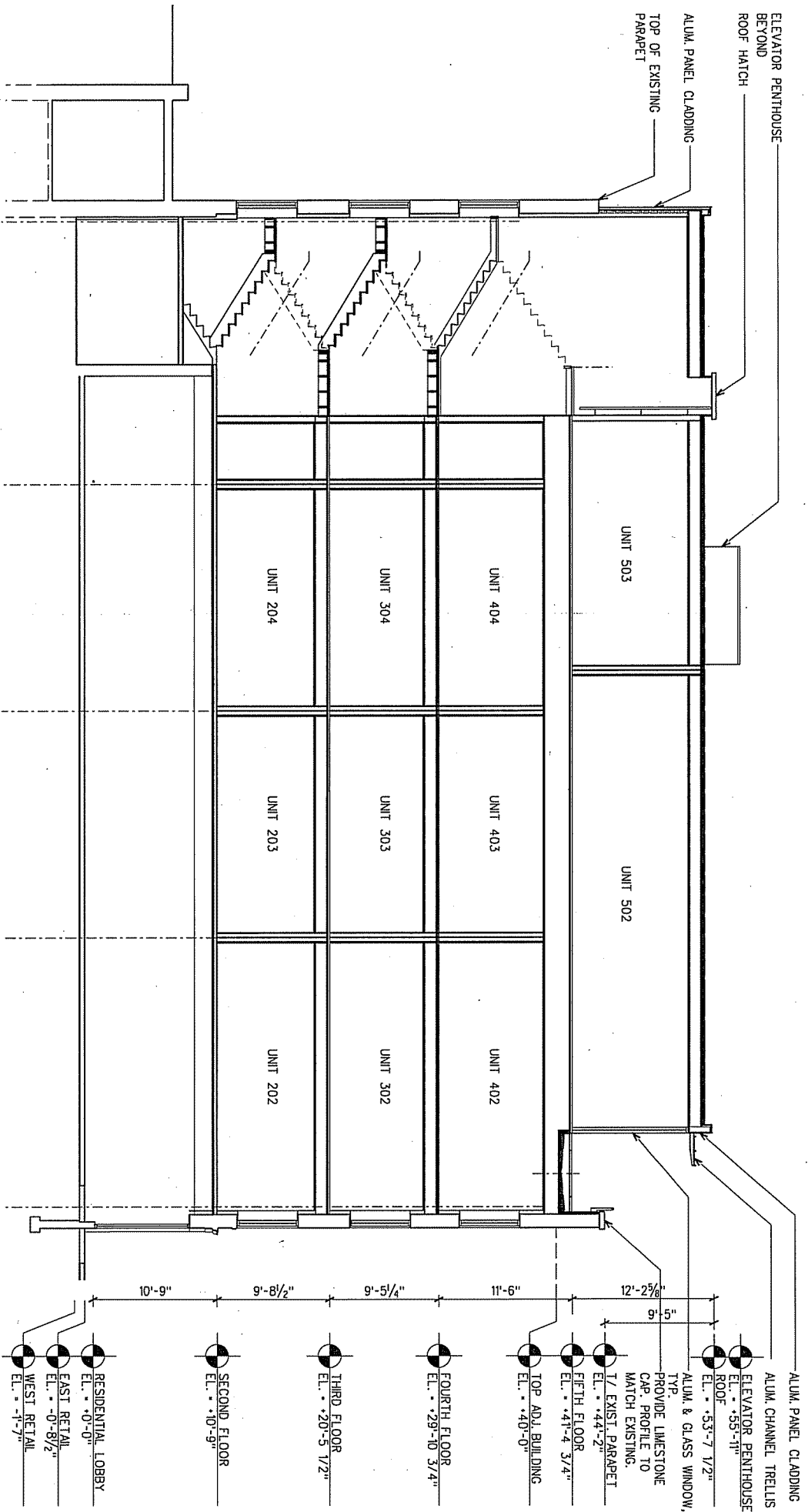
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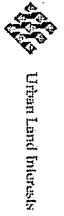
Urban Land Institute



BUILDING SECTION

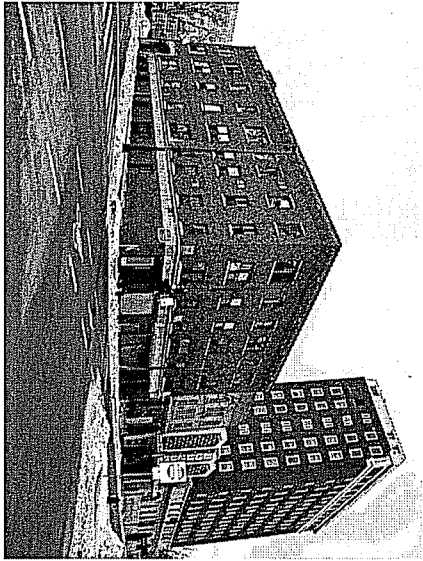


24 NORTH WEBSTER
APRIL 04, 2012

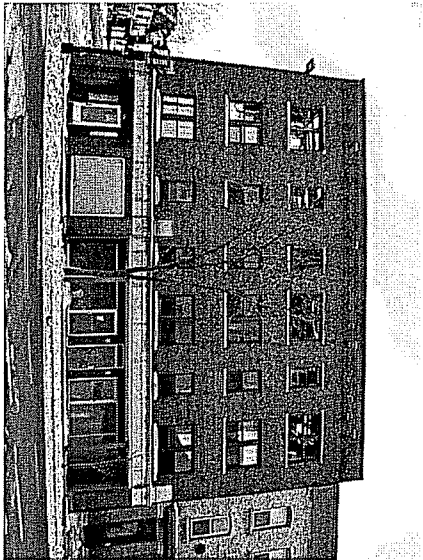


24 NORTH WEBSTER
APRIL 04, 2012

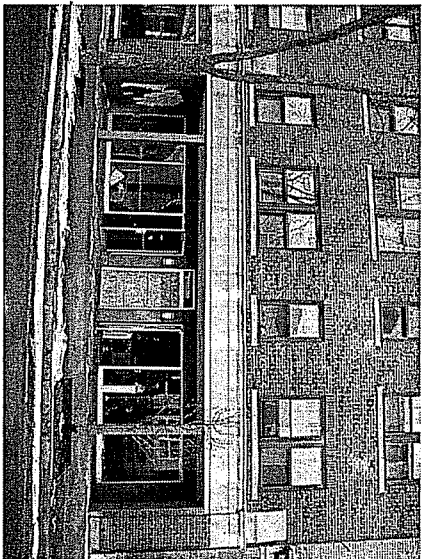
EXISTING CONDITIONS



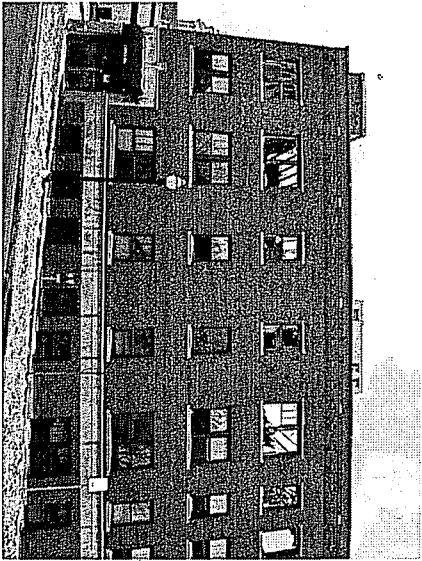
MIFFLIN/WEBSTER CORNER



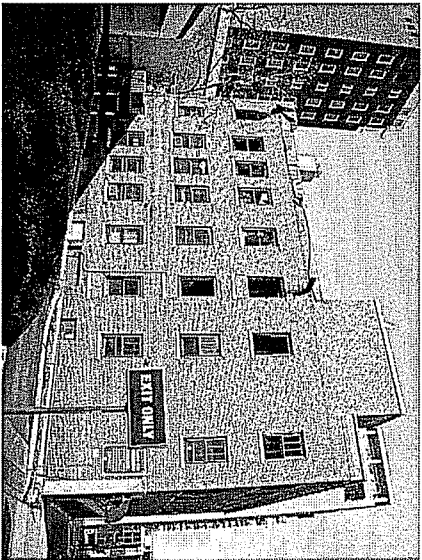
MIFFLIN ELEVATION



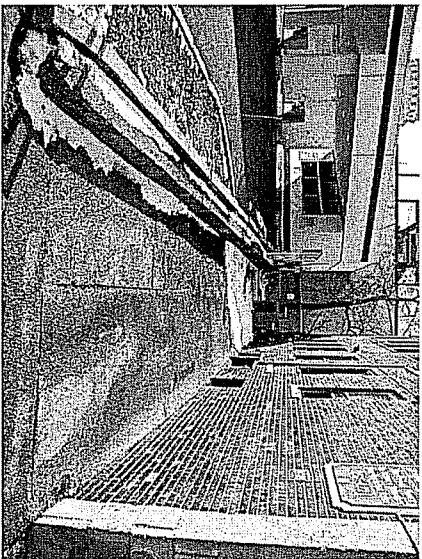
MIFFLIN STOREFRONT



WEBSTER ELEVATION

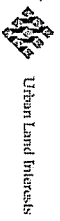


SOUTH ELEVATION



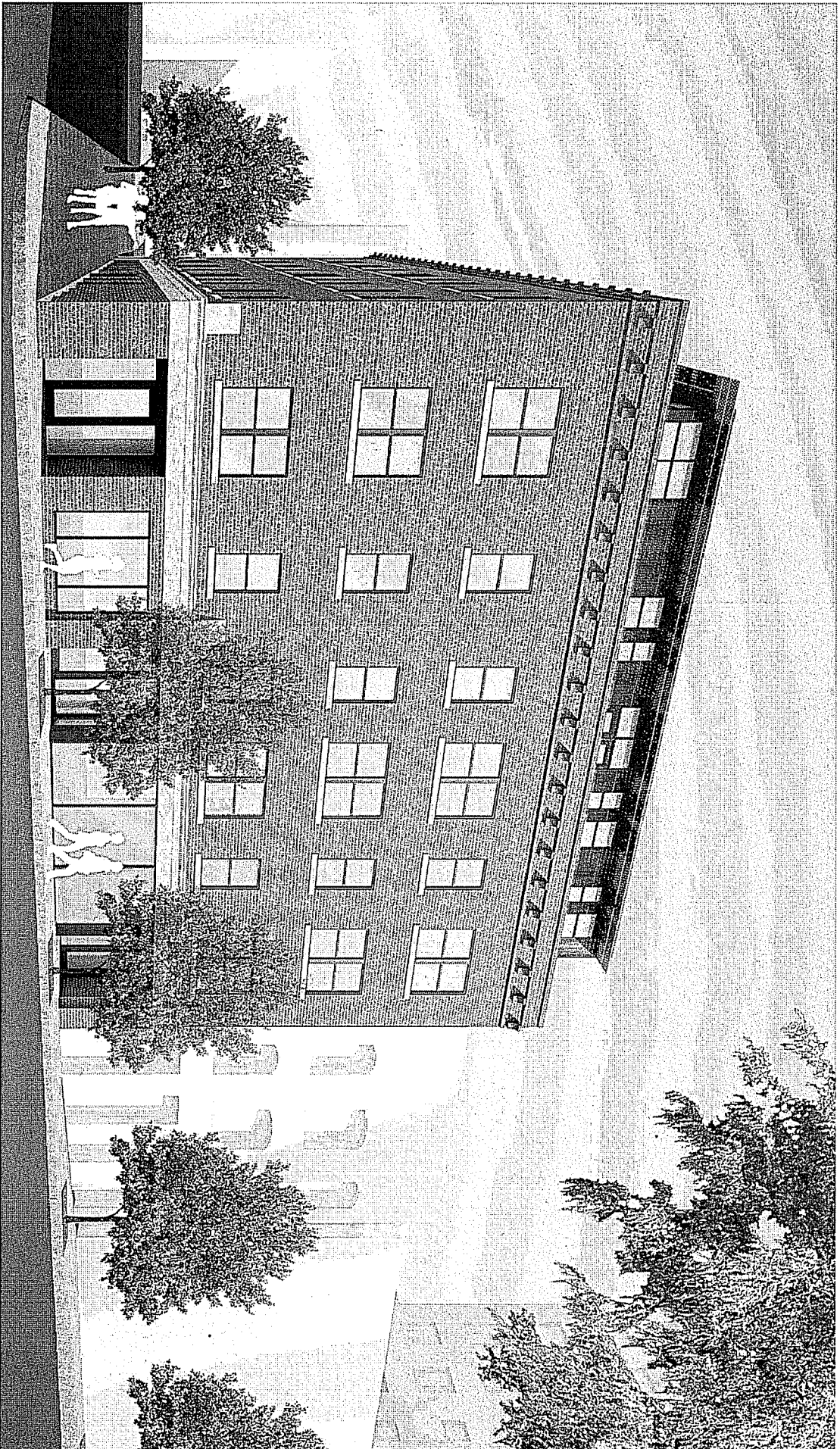
SOUTH VIEW

24 NORTH WEBSTER
APRIL 04, 2012



Urban Land Partners





24 NORTH WEBSTER
APRIL 04, 2012

