



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:

<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>November 23, 2015</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>December 9, 2016</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input checked="" type="checkbox"/> Final Approval

1. **Project Address:** 433 - 439 West Mifflin Street
Project Title (if any): _____

2. **This is an application for** (Check all that apply to this UDC application):

☒ **New Development** ☐ **Alteration to an Existing or Previously-Approved Development**

A. Project Type:

- ☐ **Project in an Urban Design District*** (public hearing-\$300 fee)
☐ **Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX)** (\$150 fee, Minor Exterior Alterations)
☐ **Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)**
☒ **Planned Development (PD)**
 ☐ **General Development Plan (GDP)**
 ☐ **Specific Implementation Plan (SIP)**
☐ **Planned Multi-Use Site or Planned Residential Complex**

B. Signage:

- ☐ **Comprehensive Design Review*** (public hearing-\$300 fee) ☐ **Street Graphics Variance*** (public hearing-\$300 fee)
☐ **Signage Exception(s) in an Urban Design District** (public hearing-\$300 fee)

C. Other:

☐ **Please specify:** _____

3. **Applicant, Agent & Property Owner Information:**

Applicant Name: Frank Staniszewski
Street Address: 550 W. Washington Ave
Telephone: (608) 256-2799 **Fax:** () _____

Company: Madison Development Corporation
City/State: Madison, WI **Zip:** 53703
Email: frank@mdcorp.org

Project Contact Person: J. Randy Bruce
Street Address: 7601 University Ave, Suite 201
Telephone: (608) 836-3690 **Fax:** () _____

Company: Knothe & Bruce Architects
City/State: Middleton, WI **Zip:** 53562
Email: rbruce@knothebruce.com

Project Owner (if not applicant) : _____
Street Address: _____
Telephone: () _____ **Fax:** () _____

City/State: _____ **Zip:** _____
Email: _____

4. **Applicant Declarations:**

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with _____ on _____.
(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant J. Randy Bruce **Relationship to Property** Architect

Authorized Signature _____ **Date** _____



October 21, 2015

Ms. Katherine Cornwell
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent - Conditional Use
435 W. Mifflin St.
Madison, WI

Ms. Katherine Cornwell:

The following is submitted together with the plans and application for the staff and plan commission consideration of approval.

Organizational Structure:

Owner/Developer: Madison Development Corp.
550 W. Washington Ave.
Madison, WI 53703
Phone: 608-256-2799
Contact: Frank Staniszewski
Frank@mdcorp.org

Engineer: Burse Surveying & Engineering, Inc.
2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9266
Contact: Peter Fortlage
pfortlage@bse-inc.net

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste. 201
Middleton, WI 53562
Phone: 608-836-3690
Contact: Randy Bruce
rbruce@knothebruce.com

Landscape Design: Paul Skidmore, Landscape Architect
13 Red Maple Trail
Madison, WI 53717
Phone: 608-826-0032
Contact: Paul Skidmore
paulskidmore@tds.net

Introduction:

The proposed development is located at 433-439 W. Mifflin Street four blocks southwest of Capitol Square. The developer is proposing a 4-story multi-family building that will include 46 affordable housing units over an underground parking garage for 28 cars. The housing component will provide a diverse unit mix, including two bedrooms, one bedrooms, one bedroom with den, and efficiency units. The proposed development location will provide easy access to employment and many amenities within walking distance.

Madison Development Corporation owns the 4 lots at 427-441 W. Mifflin Street. These 4 lots will be reconfigured into three lots with the center lot accommodating the redevelopment (a Certified Survey Map will be submitted with this conditional use application to redefine the underlying lots for the development.) 427 W. Mifflin Street is a brick Tudor style home that currently sits on a double lot with rear yard parking. That lot will become a single width lot and the parking reduced. The lot at 437-443 is a three-building PD that will be reduced in size.



Project Description:

The redevelopment site is currently occupied by one single-family rental (435 W. Mifflin St.) and two rental duplexes (433 and 437-439 W. Mifflin St.). The development proposes to deconstruct the existing single-family and duplex structures and construct a multi-family building with 46 apartments. The proposed deconstructed structures have been used for student-oriented housing for years and are in various states of disrepair. The Mifflin St. streetscape is enhanced by the selective deconstruction of the three most dilapidated structures.

The multi-family building will be three stories in height along Mifflin St. stepping up to four stories to mitigate the apparent height. The building facades are well articulated and activate the street level. The primary residential entry is at the southwest corner of the building with private townhouse entries facing Mifflin St. The residential scale of Mifflin Street is preserved through the use of the multiple porch entries, the vertical articulation of the massing and the step-back at the fourth floor. The exterior materials will be a combination of masonry on lower elevations with vertical and horizontal fiber-cement siding on upper elevations. Landscaping along the main façade provides an attractive streetscape for pedestrians.

Vehicular access to the underground parking garage is achieved from a shared driveway on Mifflin St. and the garage entrance is screened from street view. Bicycle parking is conveniently located on the surface and in the below grade parking garage.

Zoning and Conditional use approvals:

The existing site is zoned PD and DR-2. A number of years ago Madison Development Corporation constructed a duplex and four-unit at 443 and 441 W. Mifflin St. on the lands zoned PD. An existing duplex at 437-439 W. Mifflin St. was also included in this one-lot PD. This older duplex is proposed for deconstruction and rather than amend the PD District the applicant is proposing to rezone the remainder of the PD to DR-2.

The proposed redevelopment requires the following conditional uses within the DR-2 District:

- Allowance of a Residential Building Complex (RBC)
- Residential development greater than 8 units

Demolition Standards

The redevelopment proposes the deconstruction of the existing two-unit and single-family residences. The three Mifflin St. structures that are proposed for deconstruction have significant problems that limit their long-term viability as quality housing. Images of the existing structures and additional information are attached. We believe that the demolition standards can be met. The demolition will allow for new high-quality affordable housing within the downtown center. A Re-use and Recycling Plan will be submitted prior to the deconstruction of the structures.



Neighborhood Input:

Several meetings have been held with the alderperson and neighborhood representatives. A general neighborhood meeting was held on October 8th, 2015. The development proposal for the site has been adjusted over the past several months in response to the input received.

Site Development Data:

Densities:	435 W. Mifflin	441-443 W. Mifflin	427 W. Mifflin
Lot Area in S.F.	17,741 S.F.	8,682 S.F.	6,264 S.F.
Lot Area in Acres	0.41 acres	0.20 acres	0.14 acres
Dwelling Units	46 DU	6 DU	4 DU
Lot Area / D.U.	386 S.F./D.U.	1,447 S.F.	1,566 S.F.
Density	112 units/acre	30 units/acre	29 units/acre
Open Space	4,271 S.F.	1,497 S.F.	1,402 S.F.
Open Space / D.U.	72 S.F./Bedroom	83 S.F./Bedroom	358 S.F./Bedroom
Lot Coverage	14,140 S.F. (80% of total lot)	5,855 S.F. (67% of total lot)	3,677 S.F. (59% of total lot)

Vehicle Parking:

Surface:	0 stalls	2 stalls	6 stalls
Underground:	28 stalls	0 stalls	0 stalls
Total	28 stalls	2 stalls	6 stalls

Bicycle Parking:

Surface – STD. 2'x6'	8 stalls	0 stalls	0 stalls
Underground – STD. 2'x6'	44 stalls	0 stalls	0 stalls
Total	52 stalls	0 stalls	0 stalls

Gross Floor Areas:

Residential Area	40,995 S.F.	6,798 S.F.	1,948 S.F.
Underground Parking	11,095 S.F.	0 S.F.	0 S.F.
Total Gross Area	52,090 S.F.	6,798 S.F.	1,948 S.F.

Dwelling Unit Mix:

Efficiency	8	0	0
One Bedroom	24	0	4
One Bedroom+Den	1	0	0
Two Bedroom	13	2	0
Three Bedroom	0	2	0
Four Bedroom	0	2	0
Total Dwelling Units	46	6	4

Building Height:

Three and Four Stories	2.5 Stories	2.5 Stories
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Project Schedule:

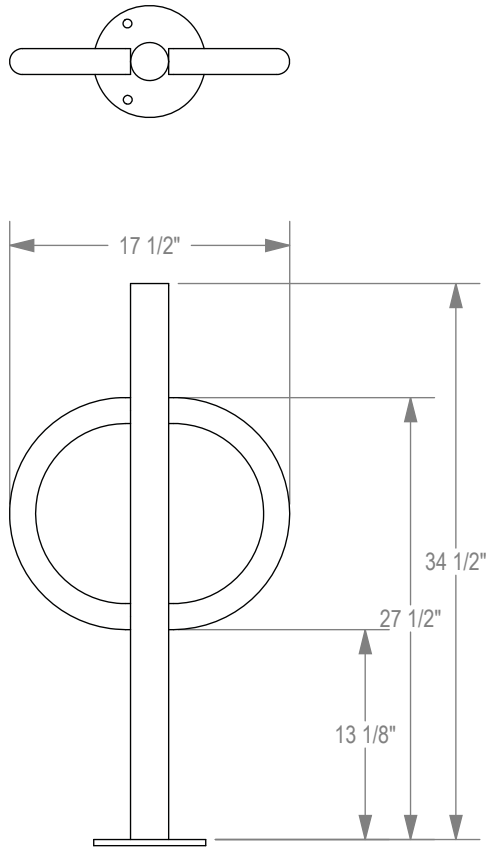
This project is planned to start construction on July 1, 2016 and be completed on July 1, 2017.

Thank you for your time reviewing our proposal.

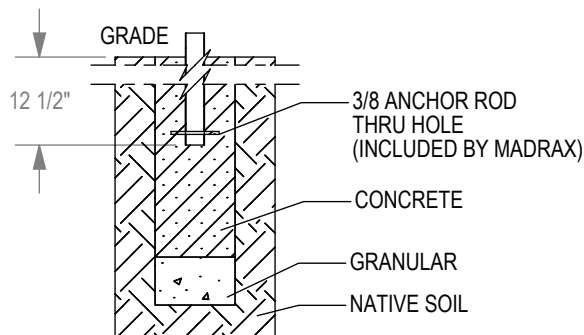
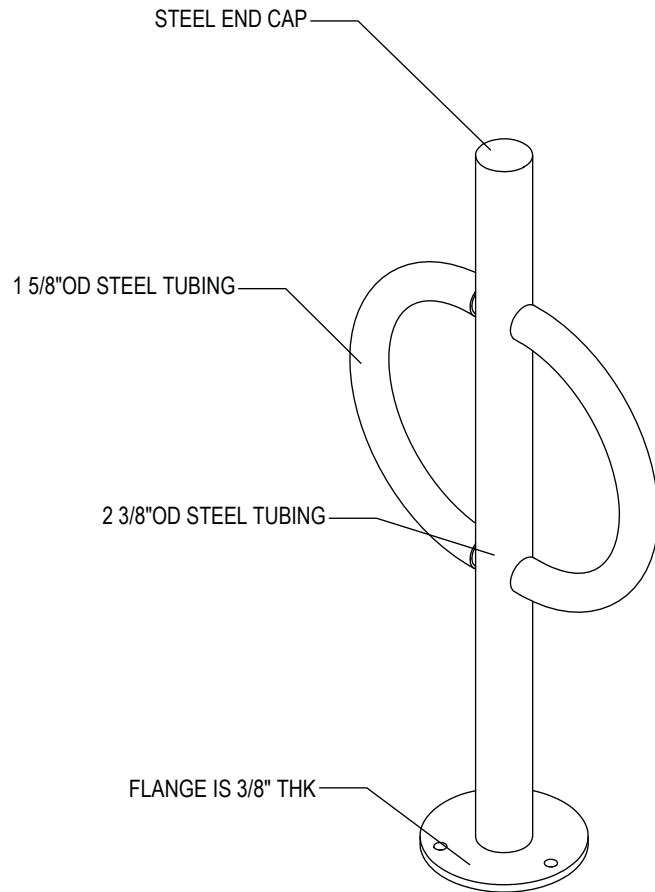
Sincerely,

A handwritten signature in black ink, appearing to read 'J. Randy Bruce'.

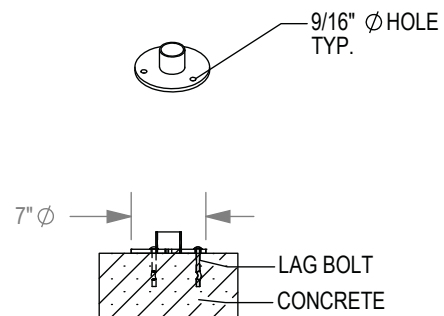
J. Randy Bruce
Managing Member



CHECK DESIRED MOUNT ☐



☐ IN GROUND MOUNT (IG)



☐ SURFACE FLANGE MOUNT (SF)

SECTION VIEWS

PRODUCT: BOL-2-SF(IG)
DESCRIPTION: BOLLARD BIKE RACK WITH FLAT CAP, TUBE STEEL ARMS
2 BIKE, SURFACE OR IN GROUND MOUNT

DATE: 8-20-12
ENG: SMC

CONFIDENTIAL DRAWING AND INFORMATION IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF GRABER MANUFACTURING, INC., FORMERLY TRILARY, INC. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR(FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

SEC-EDG-3M/3MB-WM

Cree Edge™ Security Wall Pack Luminaire – Type III Medium – Wall Mount

Product Description

Slim, low profile design. Luminaire end cap is rugged die cast aluminum with integral, weathertight LED driver compartments and high performance aluminum heat sinks specifically designed for LED applications. Housing is rugged aluminum. Furnished with low copper lightweight mounting box designed for installation over standard and mud ring single gang J-Boxes. Secures to wall with four 3/16" (5mm) screws (by others). Conduit entry from top, bottom, sides and rear. Allows mounting for uplight or downlight. Designed and approved for easy through-wiring. Includes leaf / debris guard.

Performance Summary

Utilizes BetaLED® Technology

Patented NanoOptic® Product Technology

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

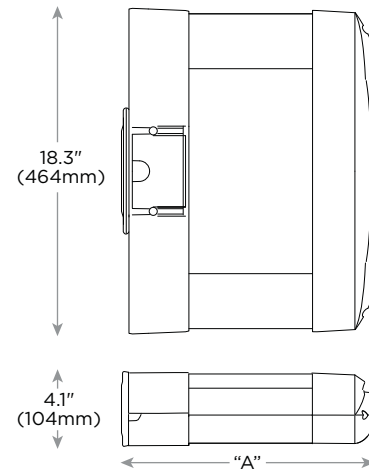
CCT: 5700K (+ / - 500K) Standard, 4000K (+ / - 300K)

Limited Warranty*: 10 years on luminaire / 10 years on Colorfast DeltaGuard® finish

Accessories

Field Installed Accessories

XA-BRDSPK
Bird Spikes



LED Count (x10)	Dim. "A"
02	9.9" (251mm)
04	11.9" (303mm)
06	13.9" (353mm)
08	15.9" (404mm)
10	17.9" (455mm)
12	19.9" (505mm)

Ordering Information

Example: SEC-EDG-3M-WM-02-E-UL-SV-350-OPTIONS

SEC-EDG		WM		E				
Product	Optic	Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
SEC-EDG	3M Type III Medium 3MB Type III Medium w/ BLS	WM Wall	02 04 06 08 10 12	E	UL Universal 120-277V UH Universal 347-480V 34 347V	SV Silver (Standard) BK Black BZ Bronze PB Platinum Bronze WH White	350 350mA 525* 525mA 700** 700mA	40K 4000K Color Temperature - Color temperature per luminaire DIM 0-10V Dimming - Control by others - Refer to dimming spec sheet for details - Can't exceed specified drive current F Fuse - Not available with UH or 34 voltages - Not available with all ML options. Refer to ML spec sheet for availability with ML options P Photocell - Not available with all ML options. Refer to ML spec sheet for availability with ML options - Must specify voltage other than UH ML Multi-Level - Refer to ML spec sheet for details

* See www.cree.com/lighting/products/warranty for warranty terms

* Available on luminaires with 20-80 LEDs

** Available on luminaires with 20-60 LEDs



Rev. Date: 12/20/13



SEC-EDG-3M/3MB-WM

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartments and high performance aluminum heat sinks specifically designed for LED applications
- Housing is rugged aluminum
- Furnished with low copper, light weight mounting box designed for installation over standard and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Allows mounting for uplight or downlight
- Designed and approved for easy through-wiring
- Includes leaf / debris guard
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Standard is silver. Bronze, black, white, and platinum bronze are also available

ELECTRICAL SYSTEM

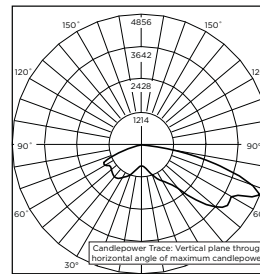
- **Input Voltage:** 120-277V or 347-480V, 50 / 60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral weathertight J-Box with leads (wire nuts) for easy power hook up
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C / D breaker should be used

REGULATORY & VOLUNTARY QUALIFICATIONS

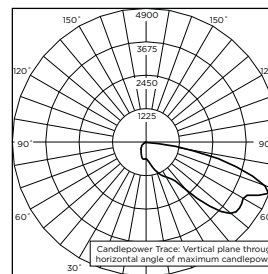
- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without P or ML options
- Consult factory for CE Certified products
- 10kV surge suppression protection tested in accordance with IEEE / ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Product qualified on the DesignLights Consortium™ ("DLC") Qualified Products List ("QPL") when ordered without full backlight control shield
- Dark Sky Friendly, IDA Approved
- Meets Buy American requirements within ARRA

Photometry

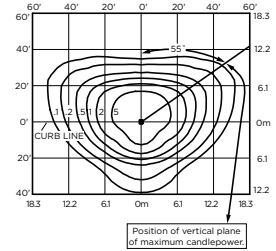
All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory.



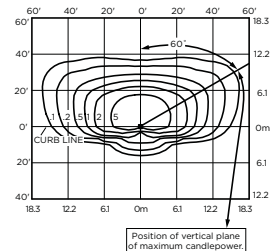
ITL Test Report #: 79173
SEC-EDG-3M--06-E-UL-700-40K
Initial Delivered Lumens: 10,343



CSA Test Report #: 6648
ARE-EDG-3MB--06-E-UL-700
Initial Delivered Lumens: 7,740



SEC-EDG-3M--08-E-UL-525-40K
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 11,220
Initial FC at grade



SEC-EDG-3MB--08-E-UL-525-40K
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 8,300
Initial FC at grade

IES Files

To obtain an IES file specific to your project consult:
<http://www.cree.com/lighting/tools-and-support/exterior-ies-configuration-tool>

Weight

LED Count (x10)	Weight
02	20 lbs (9.1kg)
04	22 lbs (10.0kg)
06	25 lbs (11.3kg)
08	27 lbs (12.2kg)
10	31 lbs (14.1kg)
12	32 lbs (14.5kg)

Lumen Output, Electrical, and Lumen Maintenance Data

Type III Medium and Type III Medium Distribution w/ BLS																
LED Count (x10)	5700K				4000K				System Watts 120-480V	TOTAL CURRENT						50K Hours Projected Lumen Maintenance Factor @ 15° C (59° F)***
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens w/ BLS*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens w/ BLS*	BUG Ratings** Per TM-15-11		120V	208V	240V	277V	347V	480V	
350mA @ 25° C (77° F)																
02	2,105	B1 U0 G1	1,557	B1 U0 G1	2,027	B1 U0 G1	1,499	B1 U0 G1	25	0.21	0.13	0.11	0.10	0.08	0.07	93%
04	4,209	B1 U0 G1	3,114	B1 U0 G1	4,054	B1 U0 G1	2,999	B1 U0 G1	46	0.36	0.23	0.21	0.20	0.15	0.12	
06	6,242	B2 U0 G2	4,617	B1 U0 G1	6,011	B2 U0 G2	4,446	B1 U0 G1	66	0.52	0.31	0.28	0.26	0.20	0.15	
08	8,323	B2 U0 G2	6,157	B1 U0 G2	8,015	B2 U0 G2	5,929	B1 U0 G2	90	0.75	0.44	0.38	0.34	0.26	0.20	
10	10,379	B3 U0 G3	7,677	B1 U0 G2	9,994	B3 U0 G3	7,393	B1 U0 G2	110	0.92	0.53	0.47	0.41	0.32	0.24	
12	12,454	B3 U0 G3	9,213	B1 U0 G2	11,993	B3 U0 G3	8,872	B1 U0 G2	130	1.10	0.63	0.55	0.48	0.38	0.28	
525mA @ 25° C (77° F)																
02	2,947	B1 U0 G1	2,180	B1 U0 G1	2,837	B1 U0 G1	2,099	B1 U0 G1	37	0.30	0.19	0.17	0.16	0.12	0.10	92%
04	5,893	B2 U0 G2	4,359	B1 U0 G1	5,675	B2 U0 G2	4,198	B1 U0 G1	70	0.58	0.34	0.31	0.28	0.21	0.16	
06	8,739	B2 U0 G2	6,464	B1 U0 G2	8,415	B2 U0 G2	6,225	B1 U0 G2	101	0.84	0.49	0.43	0.38	0.30	0.22	
08	11,652	B3 U0 G3	8,619	B1 U0 G2	11,220	B3 U0 G3	8,300	B1 U0 G2	133	1.13	0.66	0.58	0.51	0.39	0.28	
700mA @ 25° C (77° F)																
02	3,599	B1-U0-G1	2,662	B1 U0 G1	3,466	B1 U0 G1	2,564	B1 U0 G1	50	0.41	0.25	0.22	0.20	0.15	0.12	90%
04	7,198	B2-U0-G2	5,325	B1 U0 G2	6,932	B2 U0 G2	5,127	B1 U0 G2	93	0.78	0.46	0.40	0.36	0.27	0.20	
06	10,674	B3-U0-G3	7,896	B1 U0 G2	10,279	B3 U0 G3	7,603	B1 U0 G2	134	1.14	0.65	0.57	0.50	0.39	0.29	

* Actual production yield may vary between -4 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf

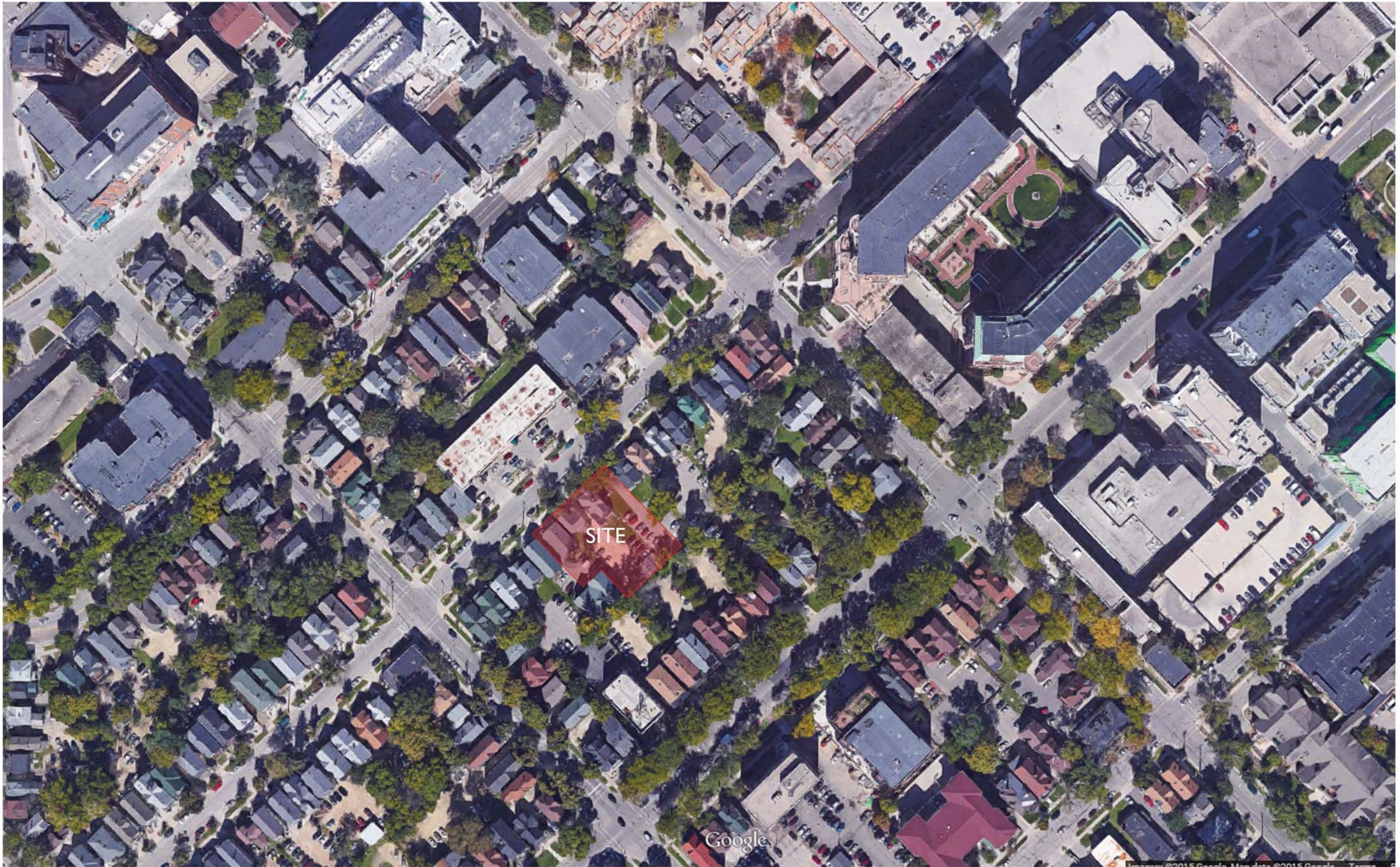
*** For recommended lumen maintenance factor data see TD-13. Calculated L_{70} based on 6,000 hours LM-80-08 testing; > 100,000 hours

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www.cree.com/lighting

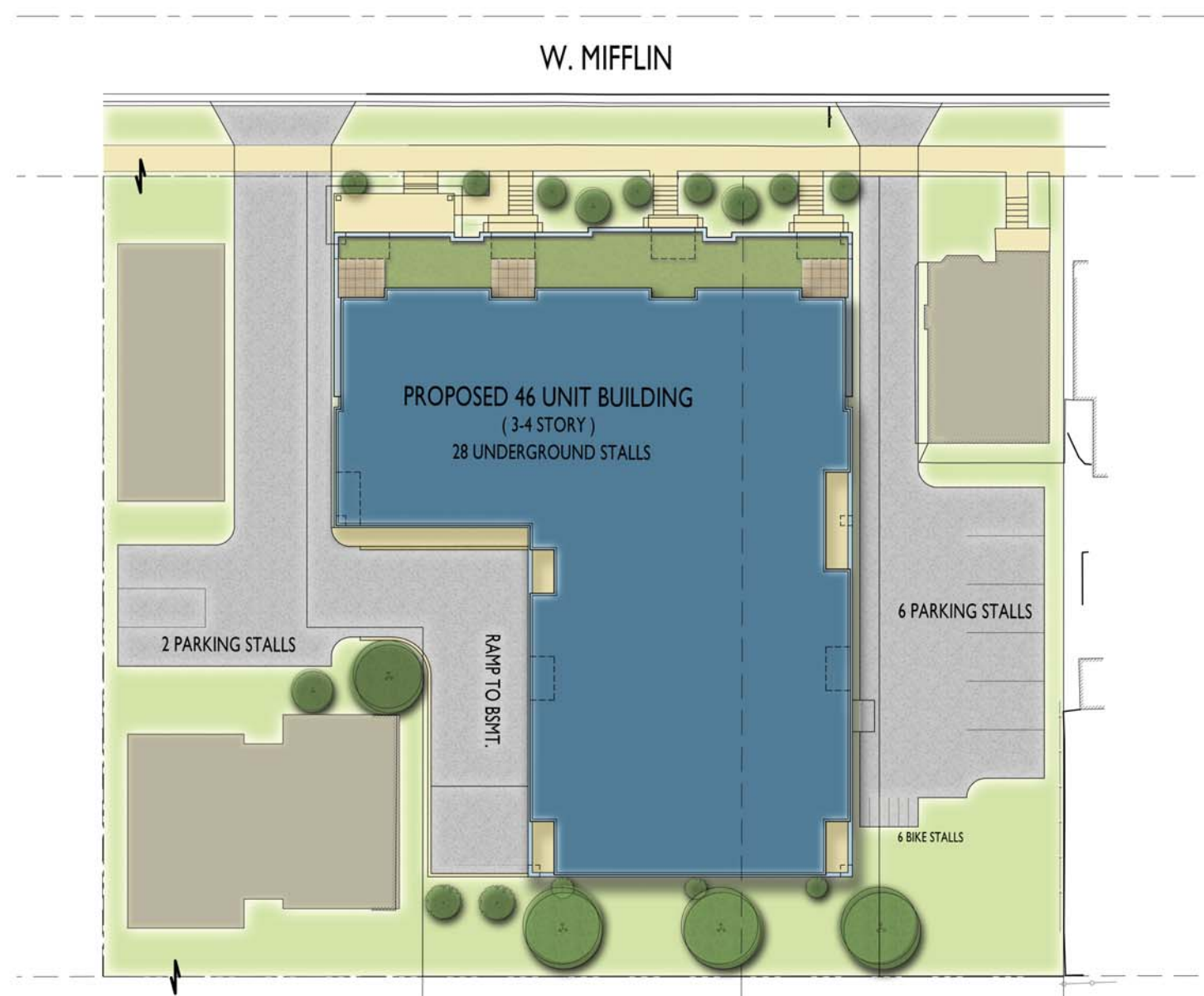
T (800) 236-6800 F (262) 504-5415





Aerial Site Plan
Mifflin Street Apartments
July 20, 2015







BASEMENT PLAN



FIRST FLOOR PLAN

UNIT MIX: (4 STORY)
 EFFICIENCY - 8
 ONE BEDROOMS - 24
 ONE BED + DEN - 1
 TWO BEDROOMS - 13

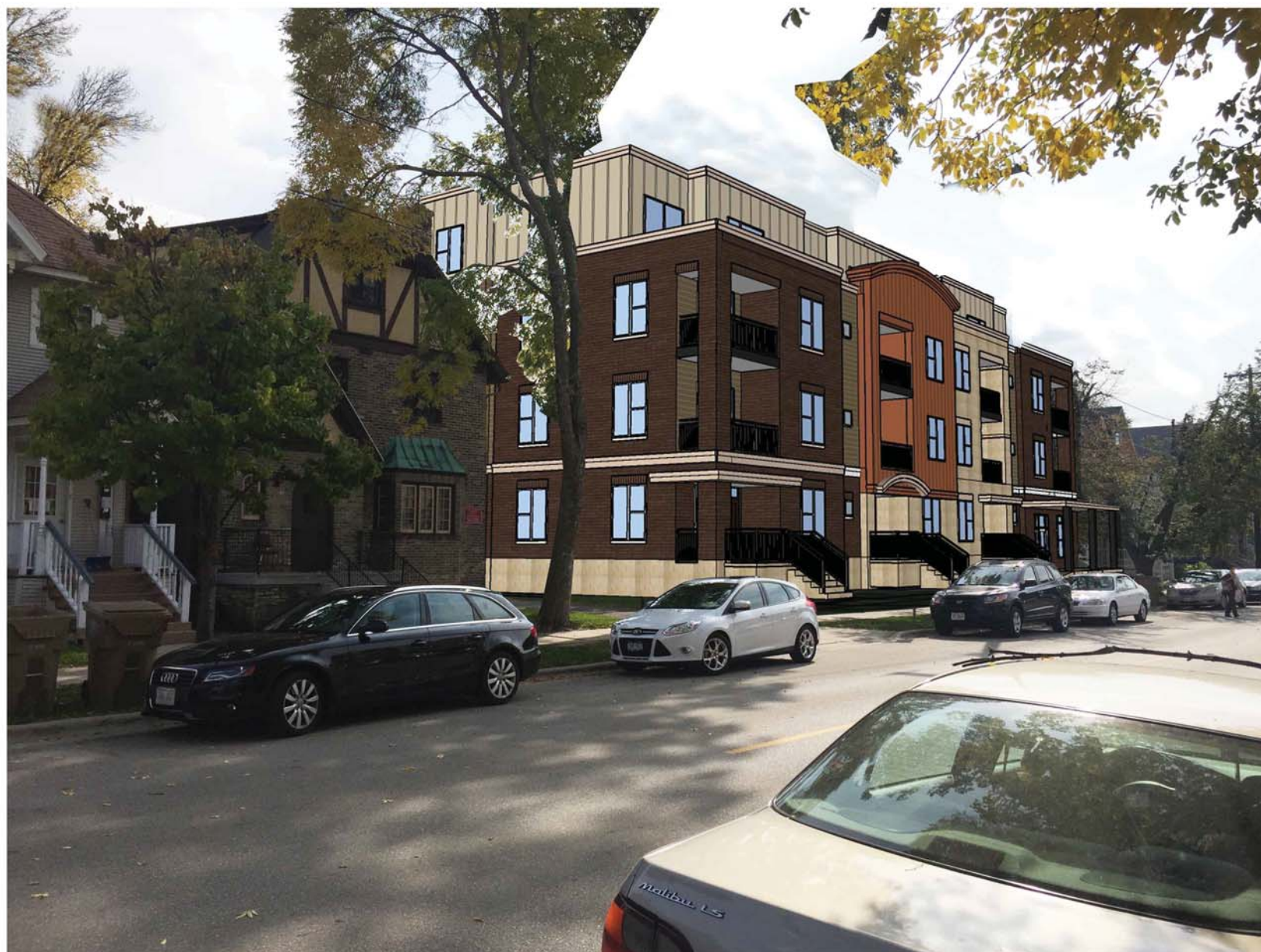
46



SECOND -THIRD FLOOR PLAN

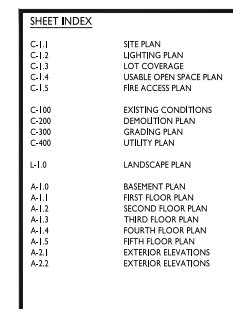


FOURTH FLOOR PLAN



Mifflin Street
Looking West on Mifflin Street





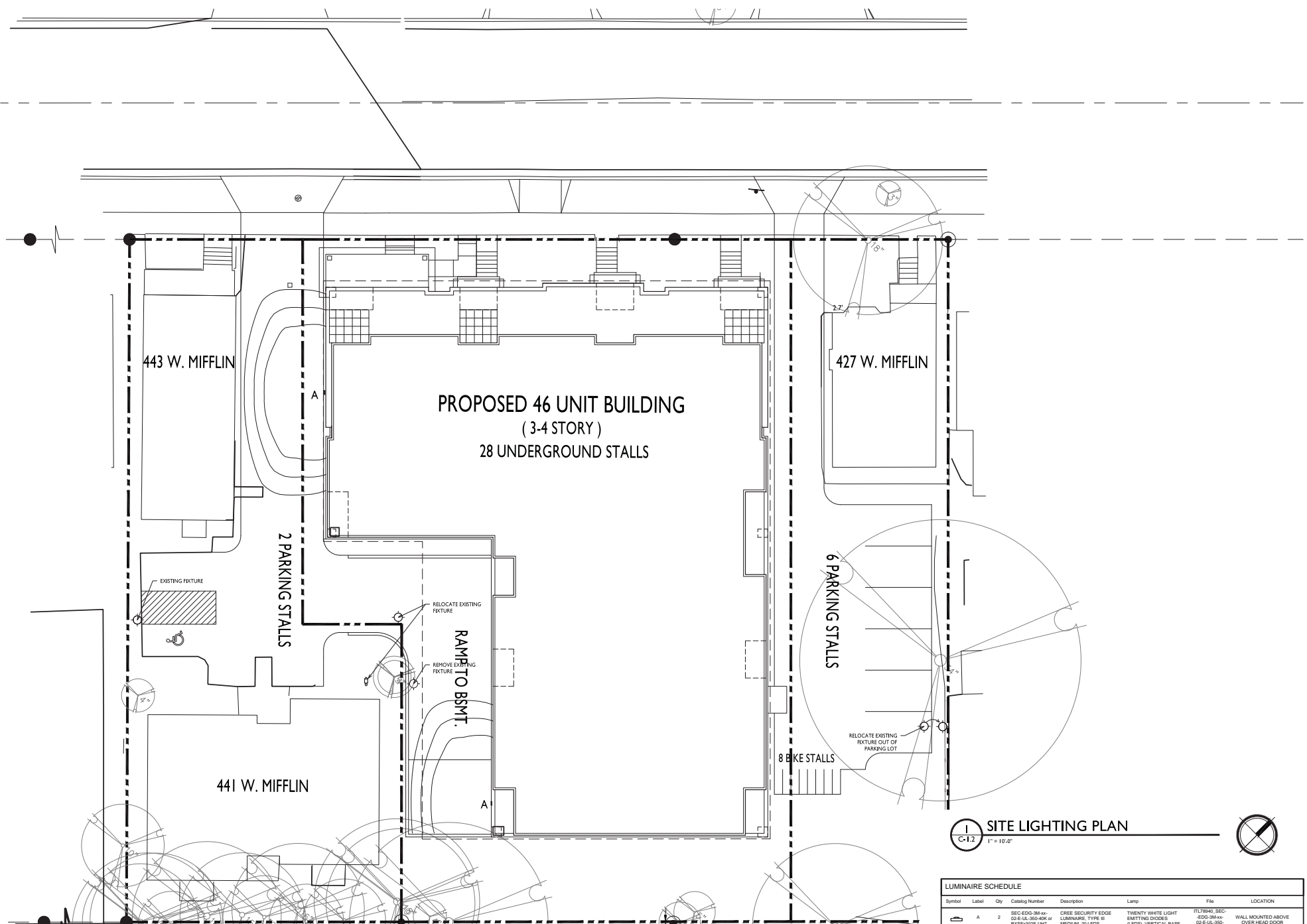
PROJECT TITLE
435 W. Mifflin
St.

Madison, WI
SHEET TITLE
Site Plan

SHEET NUMBER

C-1.

1 **SITE PLAN**
C-1.1 1" = 10'-0"



ISSUED
based for Land Use - October 31, 2015

PROJECT TITLE
435 W. Mifflin
St.

Madison, WI
SHEET TITLE
Site Lighting Plan

SHEET NUMBER

1 SITE LIGHTING PLAN
C-1.2 1" = 10'-0"

LUMINAIRE SCHEDULE						
Symbol	Label	Qty	Catalog Number	Description	Lamp	Fix
	A	2	SEC-400-300-40K or SEC-400-300-40K or SEC-400-300-40K	SEC-400-300-40K or SEC-400-300-40K or SEC-400-300-40K	SEC-400-300-40K or SEC-400-300-40K or SEC-400-300-40K	SEC-400-300-40K or SEC-400-300-40K or SEC-400-300-40K
			SEC-400-300-40K or SEC-400-300-40K or SEC-400-300-40K	SEC-400-300-40K or SEC-400-300-40K or SEC-400-300-40K	SEC-400-300-40K or SEC-400-300-40K or SEC-400-300-40K	SEC-400-300-40K or SEC-400-300-40K or SEC-400-300-40K

C-1.2



- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any rights, claims, or interests in land, nor does it purport to reflect any existing or proposed laws, rules, regulations, or restrictive covenants, subdivision restrictions, zoning or other land use regulations, and any other facts that can or accurate and current title search may disclose.
- 2) No attempt has been made as a part of this survey to inform or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
- 3) Date of field work: July 27, 2015.
- 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, easements, title evidence, or any other facts that can or accurate and current title search may disclose.
- 5) All surface and subsurface improvements on and adjacent to the site are not necessarily shown herein.
- 6) All trees, hedges and ground cover on the site may not necessarily be shown herein.
- 7) Routing of public utilities is based upon drawings obtained from the City of Manual Engineering Department. Marking points for City of Hotline T-Island numbers 2015030801, 2015030802, 2015030803 and visible above ground structures. Additional buried utilities/structures may be present. Excavations were made to locate buried utilities. Before excavations are performed contact Hotline's Hotline.
- 8) Total parcel area = 21,744 square feet
- 9) Elevation are based upon NAVD83 datum. The brass cap monument at the Center of Section 14, Township 36N, Range 12E, Meridian 10W, Section 36, was used as the datum point. Elevation were obtained using the WISCONSIN Network and RTK GPS.

2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9266
e-mail: MBureau@BSE-INC.net

[illegible]

EXISTING CONDITIONS

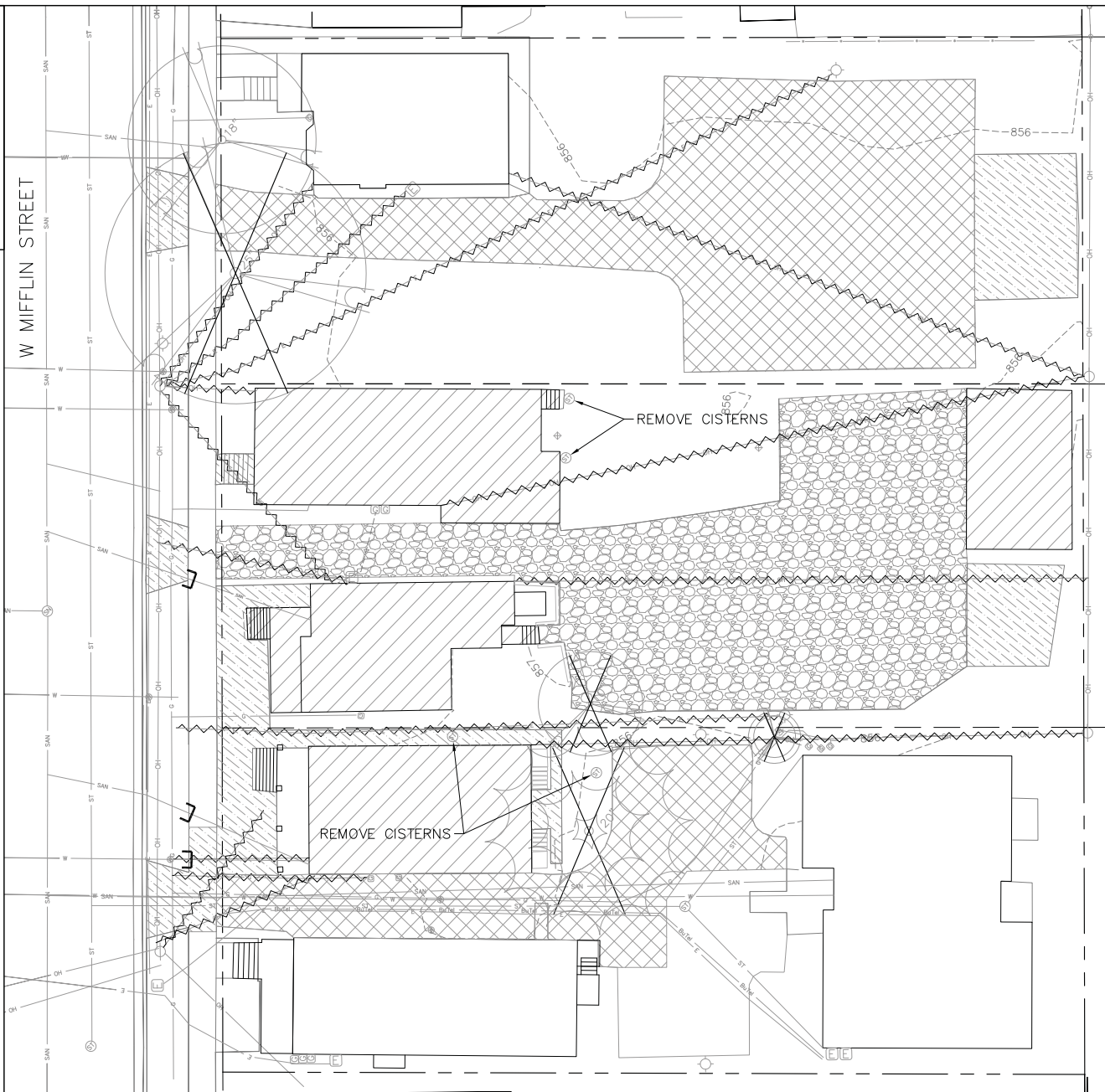
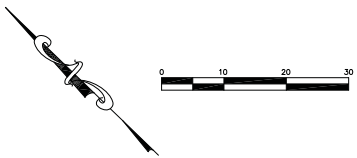
LEGEND

	REMOVE BITUMINOUS PAVEMENT		REMOVE GRAVEL
	REMOVE CONCRETE		RAZE BUILDING
	REMOVE UTILITY LINE		PLUG/CAP LATERAL



Dial **811** or (800) 242-8511
www.DiggersHotline.com

- DEMOLITION NOTES:**
1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
 2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
 3. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY FORCING ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE DEVELOPER IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
 4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 5. ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
 6. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
 7. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, COVERED WALKWAYS, ETC. CONTRACTOR SHALL SUBMIT THEIR STREET OCCUPANCY PLAN TO TRAFFIC ENGINEERING FOR APPROVAL.
 8. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
 9. THE CONTRACTOR MAY LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC., THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR IN KIND.
 10. DAMAGE TO ALL EXISTING CONDITION TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 11. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES



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Fax: 608-250-9506
e-mail: Mburse@BSE-INC.net
www.burseengineering.com

PROJECT	DATE	BY	CHKD
DESIGNED			
DRAWN			
CHECKED			
IN CHARGE			

427-435 W. MIFFLIN STREET
427-435 W. MIFFLIN STREET
MADISON, WI 53703
MADISON DEVELOPMENT CORPORATION
550 W. WASHINGTON AVENUE
MADISON, WI 53703

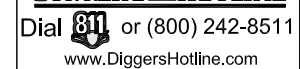
PROJECT #	BSE15642-15
PLOT DATE	10/21/2015
REVISION DATES	
ISSUE DATES	
Cont. Use	10/21/2015

DEMOLITION PLAN

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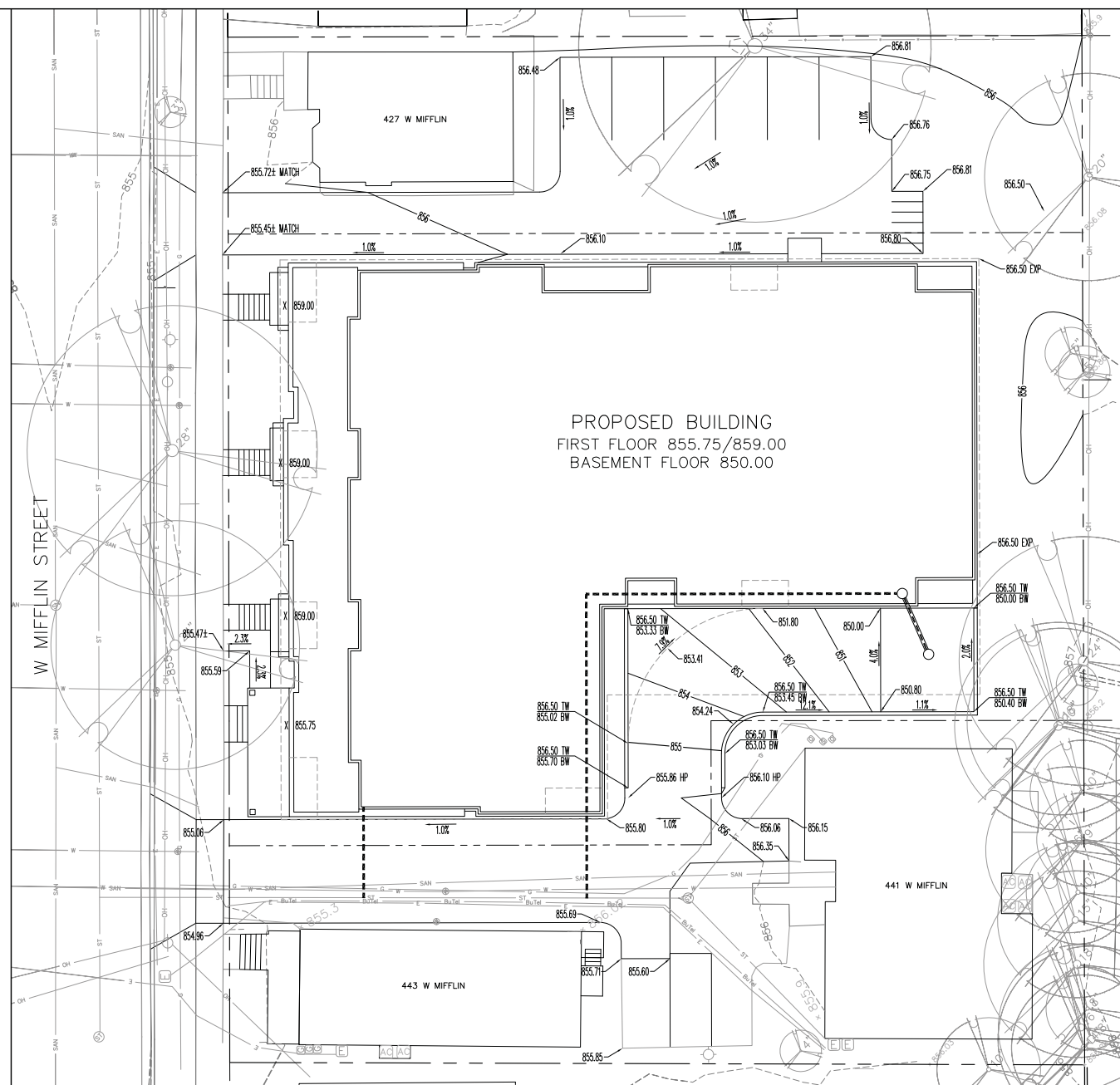
W:\2015\427-435 W. MIFFLIN STREET\427-435 W. MIFFLIN STREET.dwg



NOTES:

1. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
3. CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LINES. IF CALLED OUT TO BY THE CITY OF MADISON, CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
4. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE PROJECT AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON'S STANDARD SPECIFICATION.
5. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY ISSUED PLANS FOR PROJECT NO. (TBD).

-----852-----	EXISTING MINOR CONTOUR
-----855-----	EXISTING MAJOR CONTOUR
=====852=====	PROPOSED MINOR CONTOUR
=====855=====	PROPOSED MAJOR CONTOUR
861.81	PROPOSED SPOT ELEVATION
861.81 TW	PROPOSED TOP-OF-WALL ELEVATION
861.81 BW	PROPOSED BOTTOM-OF-WALL ELEVATION



APPROVALS
PROJECT NO.:
MLB
DESIGNED BY:
PDF
DRAWN BY:
PDF
CHECKED BY:
MLB
APPROVED
MLB

427-435 W. MIFFLIN STREET
427-435 W. MIFFLIN STREET
MADISON, WI 53703

MADISON DEVELOPMENT CORPORATION
550 W. WASHINGTON AVENUE
MADISON, WI 53703

PROJECT #:	BSE1842-15
PLOT DATE:	10/21/2015

1	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	2043-2044	2044-2045	2045-2046	2046-2047	2047-2048	2048-2049	2049-2050	2050-2051	2051-2052	2052-2053	2053-2054	2054-2055	2055-2056	2056-2057	2057-2058	2058-2059	2059-2060	2060-2061	2061-2062	2062-2063	2063-2064	2064-2065	2065-2066	2066-2067	2067-2068	2068-2069	2069-2070	2070-2071	2071-2072	2072-2073	2073-2074	2074-2075	2075-2076	2076-2077	2077-2078	2078-2079	2079-2080	2080-2081	2081-2082	2082-2083	2083-2084	2084-2085	2085-2086	2086-2087	2087-2088	2088-2089	2089-2090	2090-2091	2091-2092	2092-2093	2093-2094	2094-2095	2095-2096	2096-2097	2097-2098	2098-2099	2099-2100	2100-2101	2101-2102	2102-2103	2103-2104	2104-2105	2105-2106	2106-2107	2107-2108	2108-2109	2109-2110	2110-2111	2111-2112	2112-2113	2113-2114	2114-2115	2115-2116	2116-2117	2117-2118	2118-2119	2119-2120	2120-2121	2121-2122	2122-2123	2123-2124	2124-2125	2125-2126	2126-2127	2127-2128	2128-2129	2129-2130	2130-2131	2131-2132	2132-2133	2133-2134	2134-2135	2135-2136	2136-2137	2137-2138	2138-2139	2139-2140	2140-2141	2141-2142	2142-2143	2143-2144	2144-2145	2145-2146	2146-2147	2147-2148	2148-2149	2149-2150	2150-2151	2151-2152	2152-2153	2153-2154	2154-2155	2155-2156	2156-2157	2157-2158	2158-2159	2159-2160	2160-2161	2161-2162	2162-2163	2163-2164	2164-2165	2165-2166	2166-2167	2167-2168	2168-2169	2169-2170	2170-2171	2171-2172	2172-2173	2173-2174	2174-2175	2175-2176	2176-2177	2177-2178	2178-2179	2179-2180	2180-2181	2181-2182	2182-2183	2183-2184	2184-2185	2185-2186	2186-2187	2187-2188	2188-2189	2189-2190	2190-2191	2191-2192	2192-2193	2193-2194	2194-2195	2195-2196	2196-2197	2197-2198	2198-2199	2199-2200	2200-2201	2201-2202	2202-2203	2203-2204	2204-2205	2205-2206	2206-2207	2207-2208	2208-2209	2209-2210	2210-2211	2211-2212	2212-2213	2213-2214	2214-2215	2215-2216	2216-2217	2217-2218	2218-2219	2219-2220	2220-2221	2221-2222	2222-2223	2223-2224	2224-2225	2225-2226	2226-2227	2227-2228	2228-2229	2229-2230	2230-2231	2231-2232	2232-2233	2233-2234	2234-2235	2235-2236	2236-2237	2237-2238	2238-2239	2239-2240	2240-2241	2241-2242	2242-2243	2243-2244	2244-2245	2245-2246	2246-2247	2247-2248	2248-2249	2249-2250	2250-2251	2251-2252	2252-2253	2253-2254	2254-2255	2255-2256	2256-2257	2257-2258	2258-2259	2259-2260	2260-2261	2261-2262	2262-2263	2263-2264	2264-2265	2265-2266	2266-2267	2267-2268	2268-2269	2269-2270	2270-2271	2271-2272
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REVISION DATES:

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Cond. Use	10/21/2015

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GRADING PLAN

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C-300

Page 10 of 10

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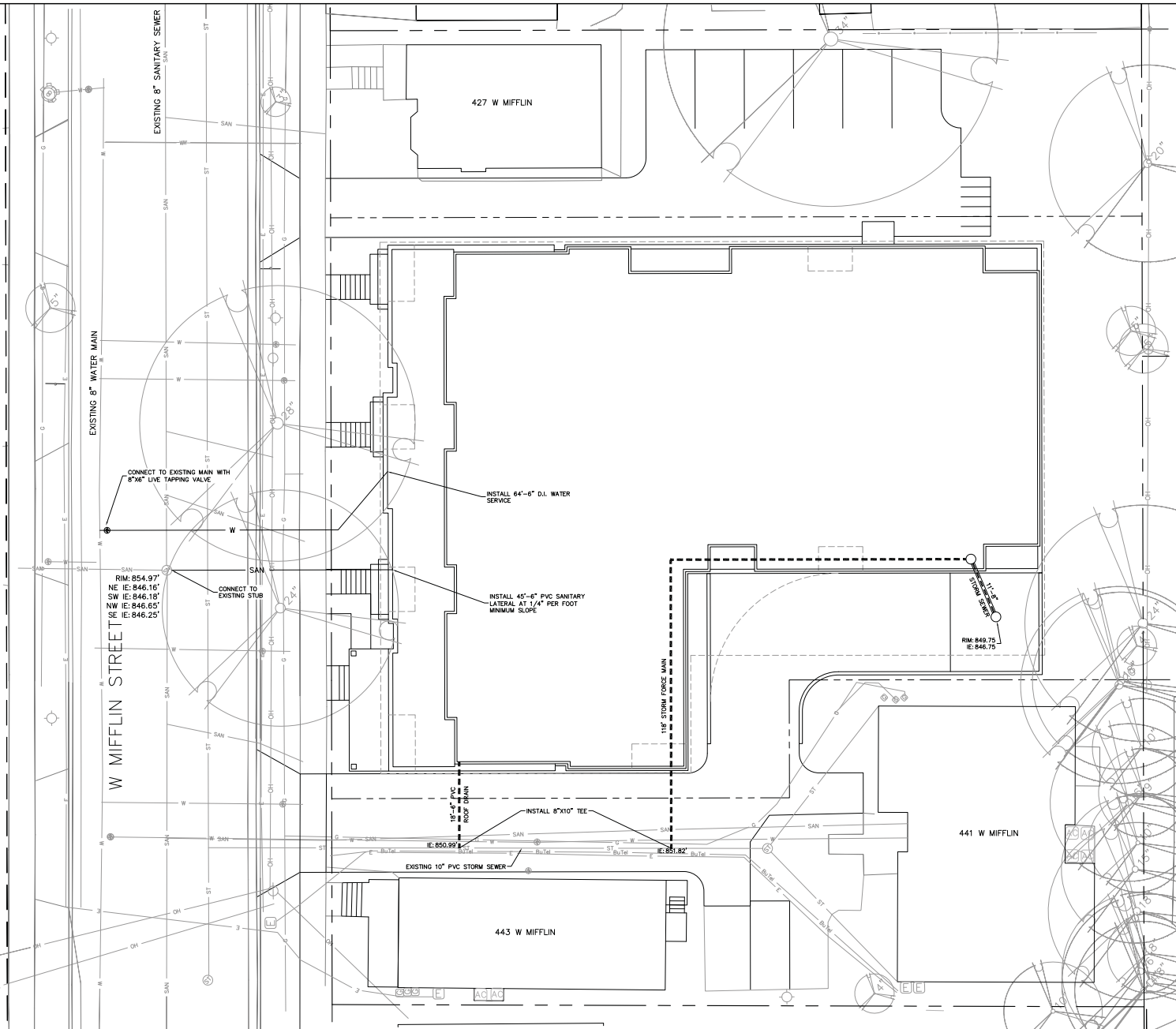
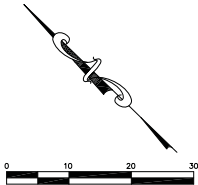
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LEGEND

----- PROPOSED STORM SEWER

---ST--- EXISTING STORM SEWER

- NOTES:
1. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
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 4. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON'S STANDARD SPECIFICATION.
 5. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY ISSUED PLANS FOR PROJECT NO. (TBD).



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Fax: 608-250-9806
e-mail: mburse@BSE-inc.net
www.burseengineering.com

DATE	BY	REVISION
10/21/2015	MB	ISSUED FOR PERMIT

427-435 W. MIFFLIN STREET
427-435 W. MIFFLIN STREET
MADISON, WI 53703
MADISON DEVELOPMENT CORPORATION
550 W. WASHINGTON AVENUE
MADISON, WI 53703

PROJECT R/BSE15042-15
PLOT DATE: 10/21/2015

REVISION DATES:

ISSUE DATES:
Comm. Use 10/21/2015

UTILITY PLAN

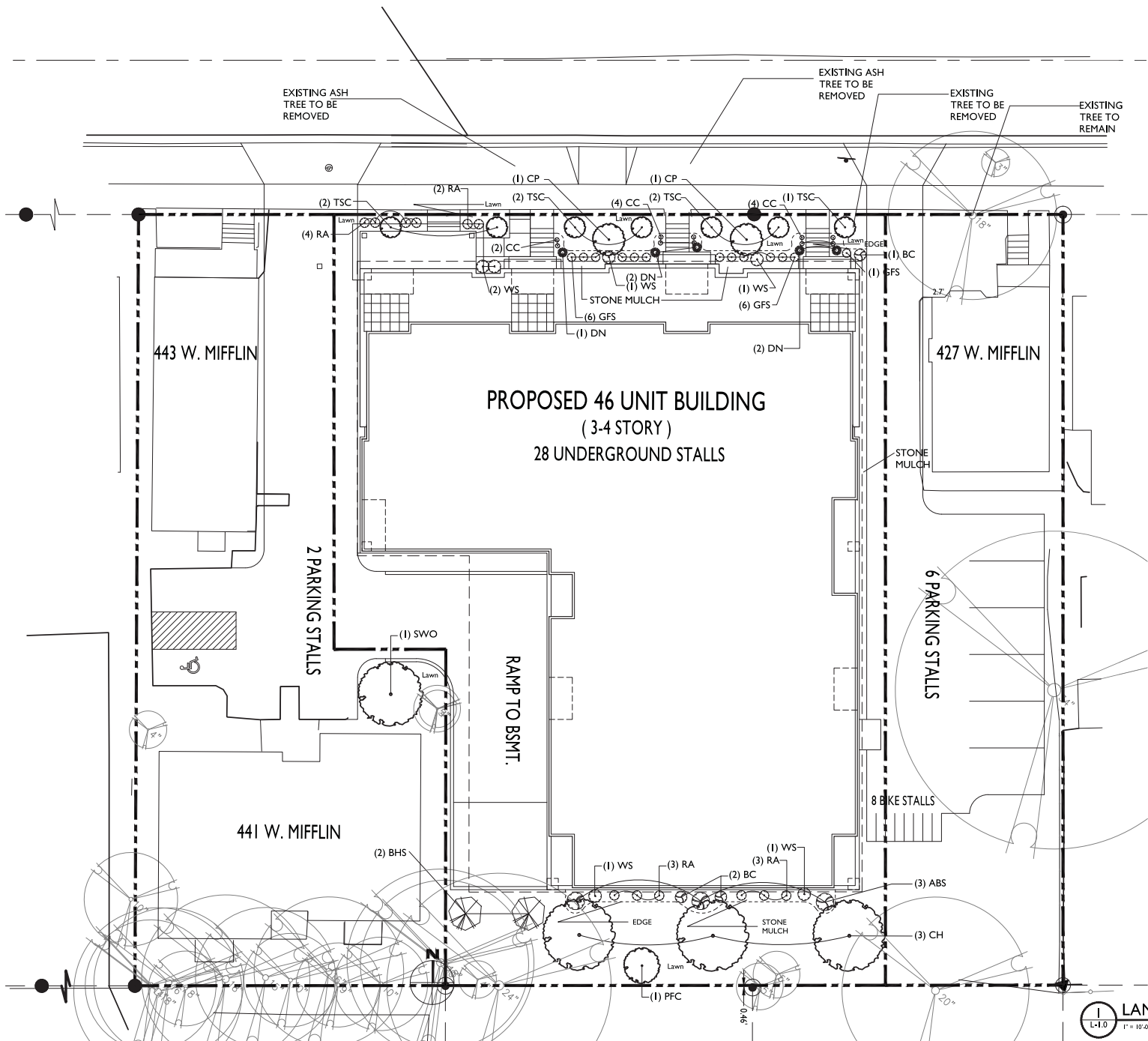


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MADISON LANDSCAPE WORKSHEET	
Landscape Points Required	
Total Property Area:	7 SF
Building Footprint Area at Grade:	7 SF
Total Developed Area:	4,208 SF
Landscape Points Required: 4,208/300 = 14 units x 5 points/unit = 70 points	
Landscape Points Supplied	
Proposed canopy trees - 4 @ 35 =	140 points
Proposed ornamental trees - 14 @ 15 =	210 points
Proposed evergreen trees - 2 @ 35 =	70 points
Proposed deciduous shrubs - 50 @ 3 =	150 points
Proposed perennials & grasses 12 @ 2 =	24 points
Total landscape points supplied =	594 points

PLANT LIST					
KEY	SIZE	QUAN	COMMON NAME	Botanical Name	ROOT
CH	2 1/2"	3	Common Hackberry	Cornus Occidentalis	HB
SNO	2 1/2"	1	Swamp White Oak	Quercus Bicolor	HB
ABS	4"	3	J B Serviceberry	Amelanchier Grandiflora 'A B'	HB
CI	2"	3	Cleveland Select Pear	Pyrus Calleryana 'Cleveland Select'	HB
PFC	1 1/2"	1	Prairie Fire Crab	Malus 'Prairie Fire'	HB
TSC	2"	7	Tree Sargent Crab	Yucca Mahoe-Sargentii 'Tia'	HB
BHS	4"	2	Black Hills Spruce	Picea	HB
BC	24"	3	Black Chokeberry	Aronia Melanocarpa	Put
CC	2 1/2	10	Cornelian Cornus	Cornus	Put
DN	24"	5	Dubia Nisibark	Physocarpus	Put
GFS	18"	13	Gold Flame Spirea	Spiraea	Put
RA (AC) 15"	14	Alpine Currant	Ribes Alpinum	Put	Put
WS	24"	5	White Snowberry	Symphoricarpos Alba	Put
H	1 G	12	Hosta (sp)	Hosta	Put

- NOTES:
- 1) Lawn areas to receive a minimum of 4" of topsoil, starter fertilizer, and #1 locally grown bluegrass seed.
 - 2) Foundation planting beds labeled as "stone mulch" to be mulched with 1 1/2" washed stone mulch spread to a depth of 3" over weed barrier fabric.
 - 3) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4" diameter) spread to a depth of 3".
 - 4) Designated planting beds to be separated from lawn areas with 5" black vinyl bed edging (Valley View Black Diamond or equal).
 - 5) Owner will be responsible for maintenance after completion and acceptance.

kba

knothe bruce

ARCHITECTS

Phone: 708.949.4444 Fax: 708.949.4444

608.831.8888

Madison, WI 53706

S.P.S.

Skidmore Property Services, LLC

Paul Skidmore, ASLA

Owner

13 East Maple Trail (509) 830-0022

Madison, WI 53717 (608) 226-1242 (cell)

psk@skidmoreps.com

ISSUED
Based for Land Use - October 21, 2015

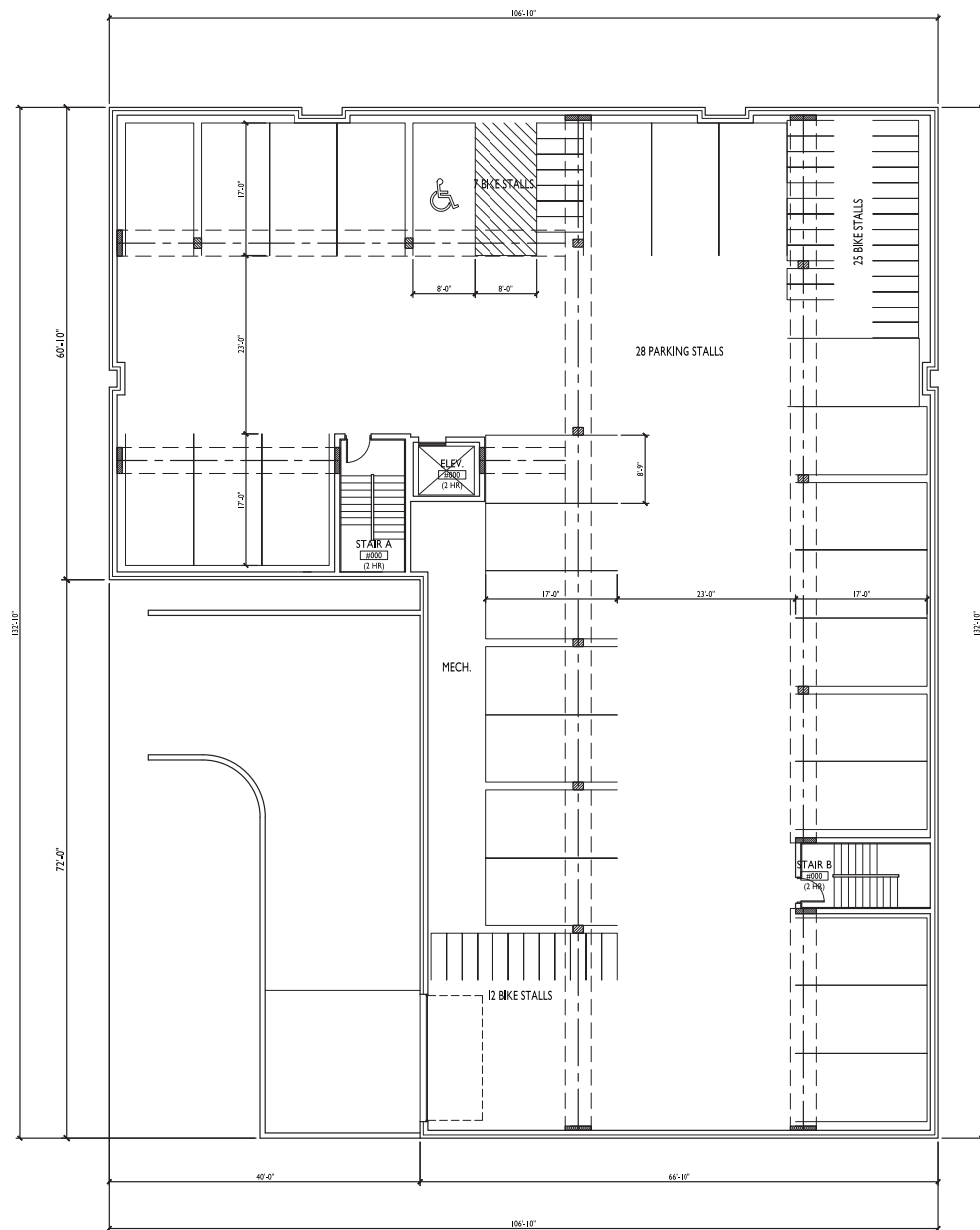
PROJECT TITLE
435 W. Mifflin St.

Madison, WI
SHEET TITLE
Landscape Plan

SHEET NUMBER

LANDSCAPE PLAN
1" = 10'-0"

L-1.0



BASEMENT FLOOR PLAN



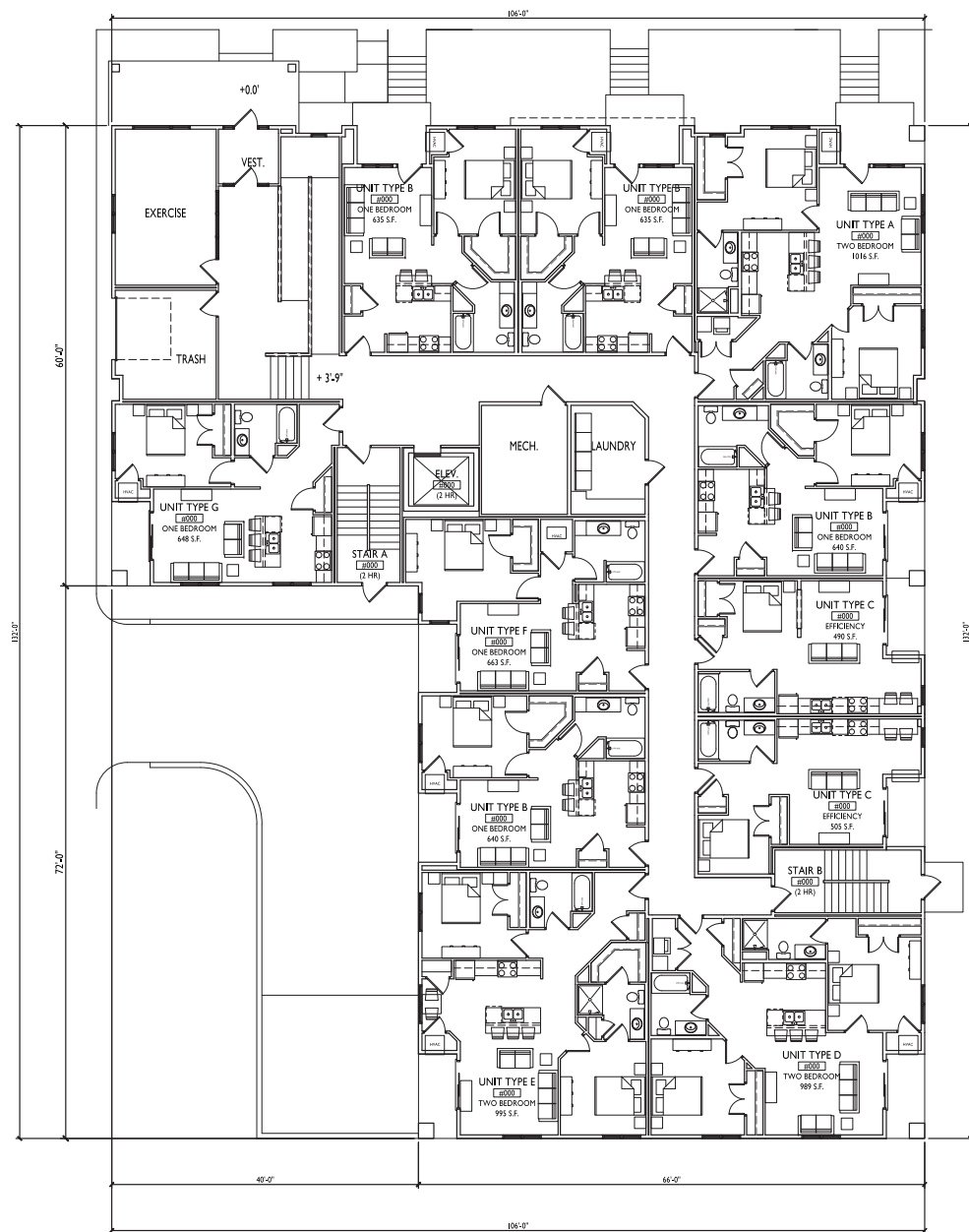
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Based for Land Use - October 31, 2015

PROJECT TITLE
435 W. Mifflin
St.

Madison, WI
SHEET TITLE
Basement Floor
Plan

SHEET NUMBER

A-1.0



1
A-1.1
FIRST FLOOR PLAN



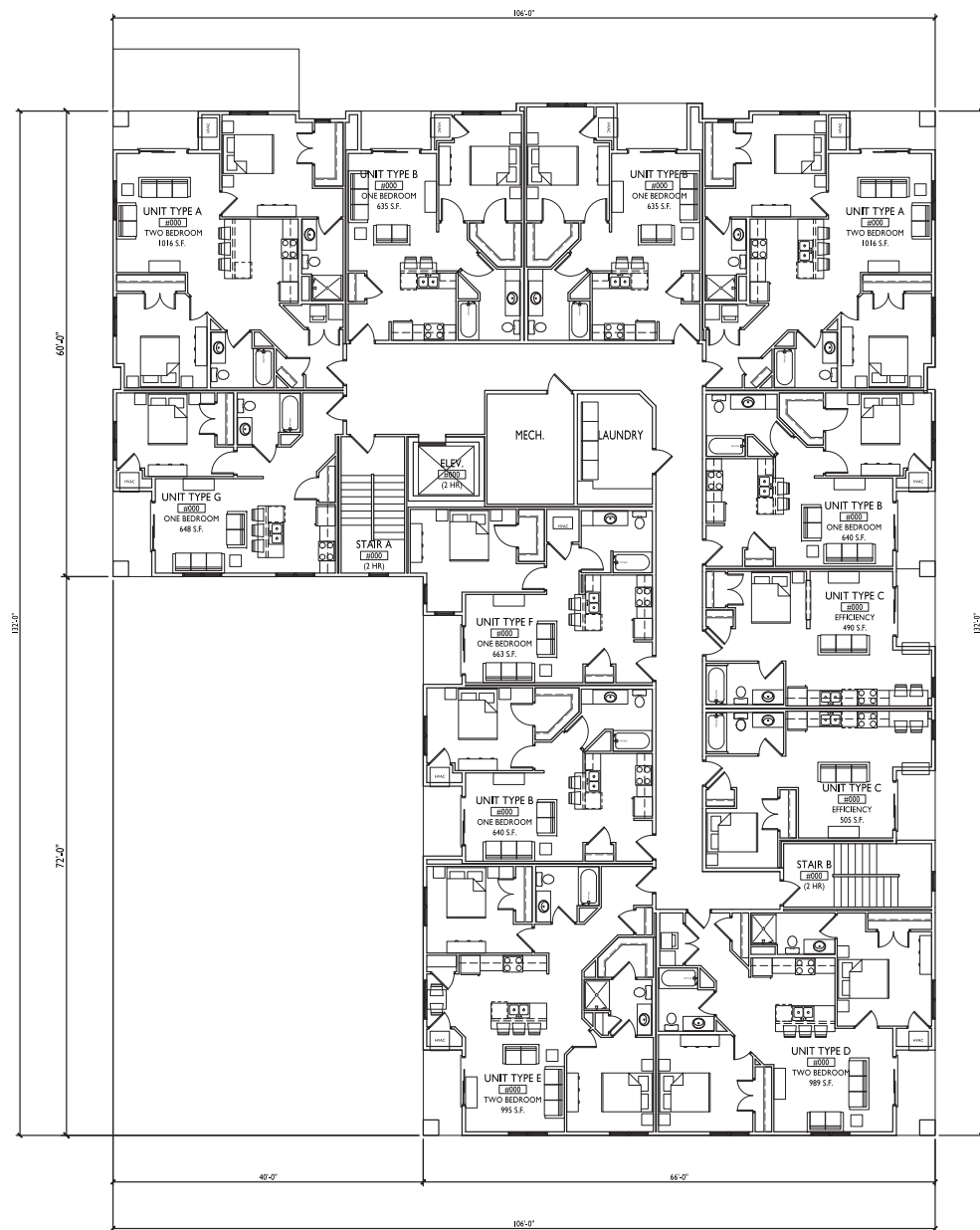
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Based for Land Use - October 31, 2015

PROJECT TITLE
435 W. Mifflin
St.

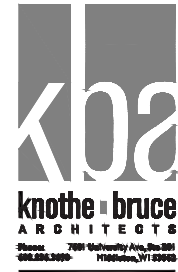
Madison, WI
SHEET TITLE
First Floor Plan

SHEET NUMBER

A-1.1



1 SECOND FLOOR PLAN



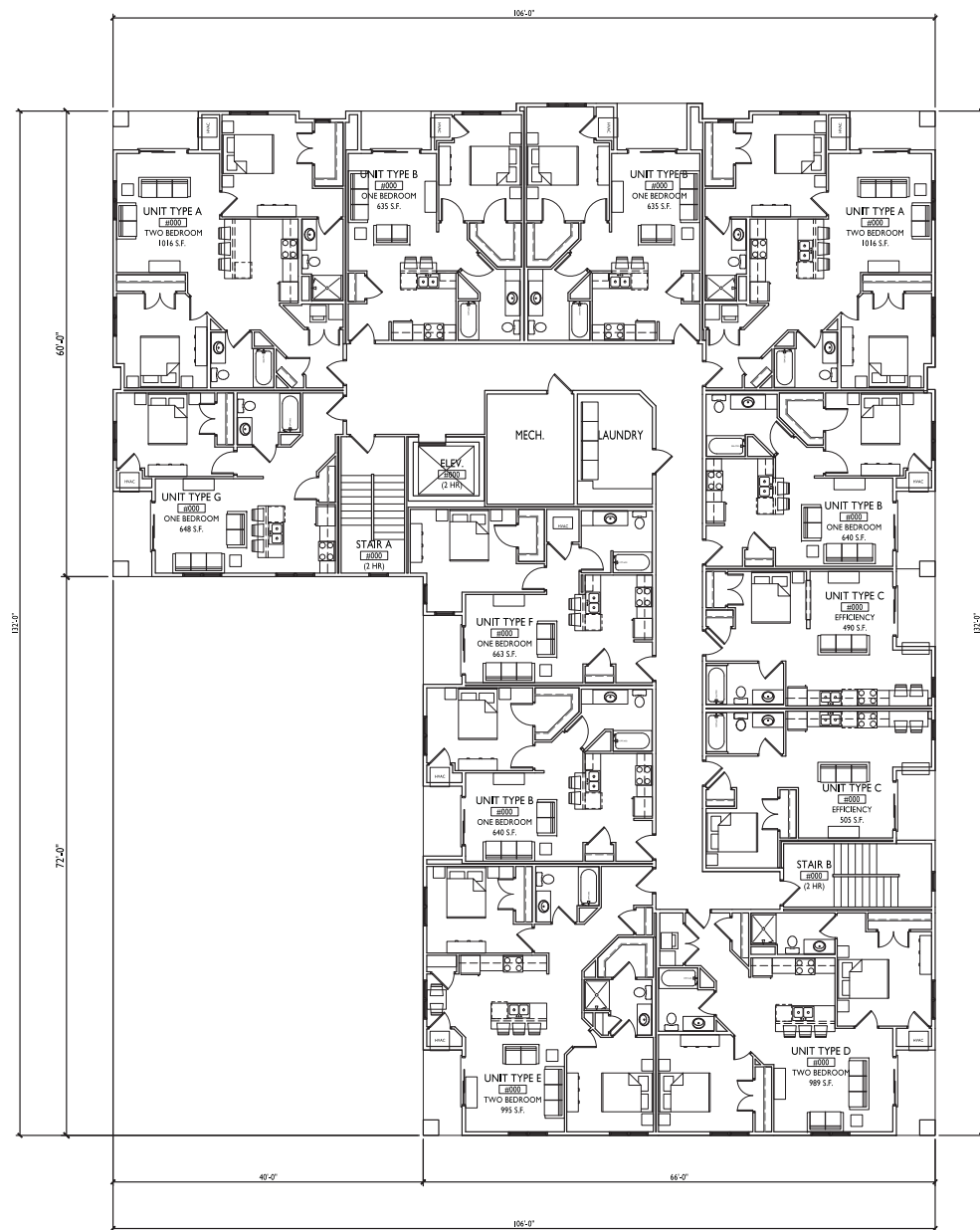
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Based for Land Use - October 31, 2015

PROJECT TITLE
435 W. Mifflin
St.

Madison, WI
SHEET TITLE
Second Floor Plan

SHEET NUMBER

A-1.2



1 THIRD FLOOR PLAN



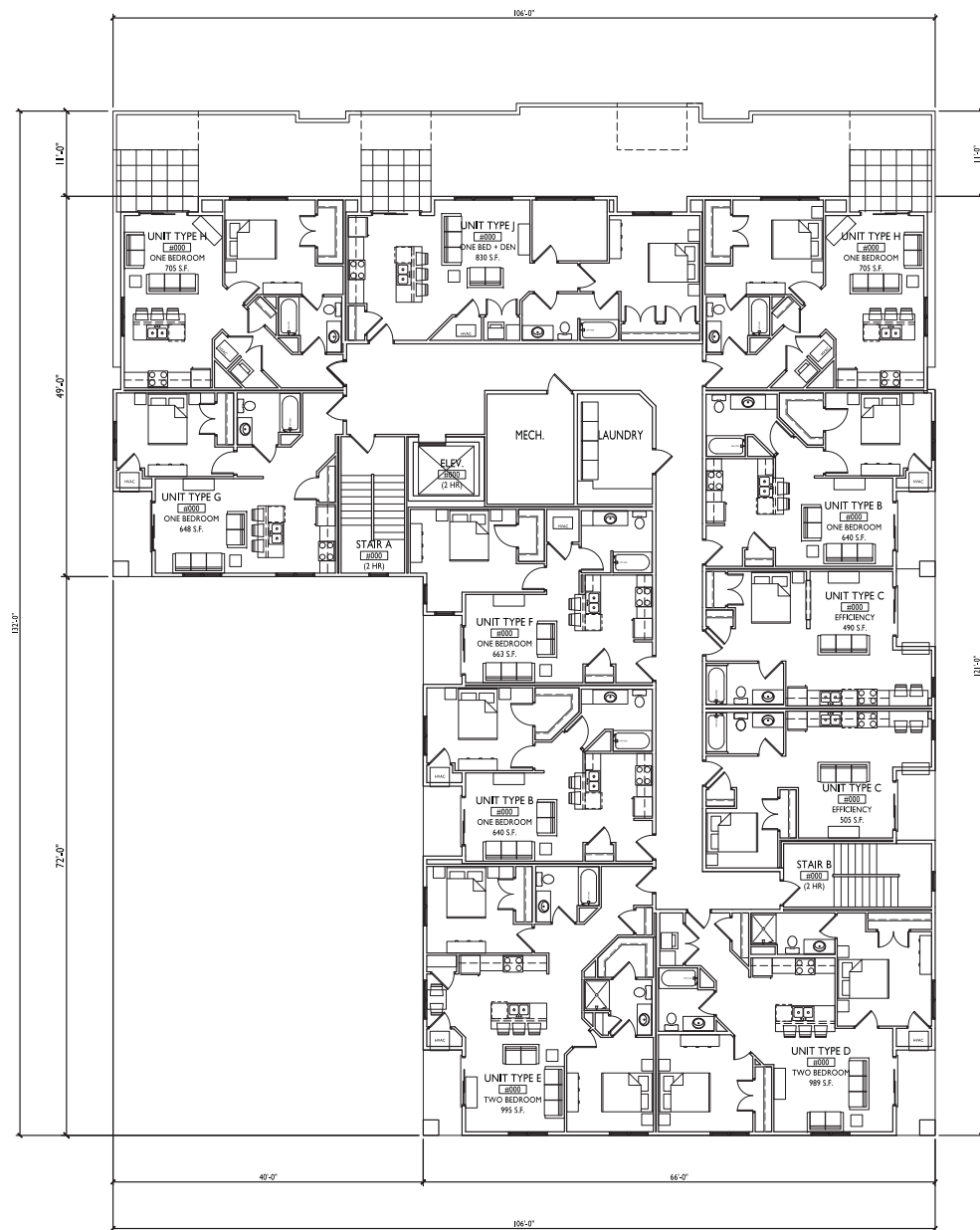
ISSUED
Based for Land Use - October 31, 2015

PROJECT TITLE
435 W. Mifflin
St.

Madison, WI
SHEET TITLE
Third Floor Plan

SHEET NUMBER

A-1.3



FOURTH FLOOR PLAN



ISSUED
based for Land Use - October 31, 2015

PROJECT TITLE
435 W. Mifflin
St.

Madison, WI
SHEET TITLE
Fourth Floor Plan

SHEET NUMBER

A-1.4



- TYPICAL MATERIALS
- COMPOSITE BOARD & BATTEN SIDING
 - COMPOSITE SIDING & TRIM
 - SOLDIER COURSE
 - BRICK VENEER
 - ALUMINUM RAILING
 - STEEL CHANNEL AT DECKS
 - CAST STONE
 - CAST STONE SILLS & BANDS
 - CAST STONE BASE

1
A-2.1
MIFFLIN ST. ELEVATION
1/8"=1'-0"



2
A-2.1
SOUTHWEST ELEVATION
1/8"=1'-0"



ISSUED
based for Land Use - October 31, 2015

PROJECT TITLE
435 W. Mifflin
St.

Madison, WI
SHEET TITLE
Elevations

SHEET NUMBER

A-2.1



1
A-2.2
SOUTHEAST ELEVATION
1/8"=1'-0"



2
A-2.2
SOUTH ELEVATION
1/8"=1'-0"



ISSUED
Issued for Land Use - October 21, 2015

PROJECT TITLE
435 W. Mifflin
St.

Madison, WI
SHEET TITLE
Elevations

SHEET NUMBER

A-2.2



Mifflin St. Elevation



Southwest Elevation





Southeast Elevation



South Elevation