



**DESIGN BUILD**

634 W. Main Street  
Madison, WI 53703  
Office 608-257-1090  
Fax 608-257-1092  
www.tjkdesignbuild.com

December 10, 2010

Mr. Brad Murphy  
Director, Planning Division  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison WI 53701

RE: Letter of Intent  
PUD-GDP-SIP  
416, 420 & 424 West Mifflin Street  
Madison WI

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

**Organizational structure:**

Owner: McCaughey Properties  
646 West Washington Avenue  
Train Car D  
Madison WI 53703  
608-516-9497  
608-257-2858 fax  
Contact: Pat McCaughey

Architect: TJK Design Build Inc  
634 West Main Street  
Madison WI 53703  
608-257-1090  
608-257-1092 fax  
Contact: John J Bieno  
jjbien@tjkdesignbuild.com

Engineer: D'Onofrio Kottke and Associates  
7530 Westward Way  
Madison WI 53717  
608-833-7530  
608-833-1089 (F)  
Contact: Kevin Pape

Landscape Design: Richard Slayton  
821 West Lakeside Street  
Madison, WI 53715  
608-251-6132  
Contact: Richard Slayton

### **Introduction:**

The proposed site is located on the northwest side of the 400 block of West Mifflin Street. The site is approximately 17,300 SF on (2) lots and contains (2) structures. The structures are proposed to be removed as part of the development.

### **Deconstruction:**

This proposed development envisions the deconstruction of 2 structures. This would also include their associated sidewalk and paved areas. Inspections of these properties have been made by the development team. They have concluded that the structures are beyond the capacity of any reasonable rehabilitation for this development. Additional reports on the structures existing condition will be prepared for distribution to the staff and Plan Commission. The developer will contract to prepare a recycling and reuse plan for the buildings and the components and materials will be handled appropriately. Although the zoning code clearly encourages the preservation of existing structures the zoning codes purpose also includes promoting the general welfare of the city, encouraging the most appropriate land uses and conserving and enhancing the taxable value of lands and buildings. We believe that the demolition standards are met.

### **Context**

The neighborhood is an assemblage of single family and two flats from the early 20<sup>th</sup> century that have been turned into student housing. The buildings are generally tired, student housing that are two stories or three stories in nature. The converted homes and flats generally have a front porch of one or two floors which close proximity to the street ranging in depth from 12' to 24'. Green space is at a minimum in this area as most front yards have been converted to parking areas for scooters and bicycles. Back yards have become an area for vehicle storage and parking. The Neighborhood Steering Committee has requested that we try to maintain the character of Mifflin Street with the rhythms, porches and scale of the existing buildings. It was requested that the buildings take on the height and look of the existing facades of other buildings along West Mifflin Street. They have requested that enough accommodations for bikes and mopeds be included in this new construction. They would not like to have bikes and mopeds stored and locked up in an untidy manner. The City would like to have a higher density than is currently utilized. They are open to 4 or more stories of adequate bike/scooter parking.

### **Development**

This proposed facility has 45 market rate apartments with 24 underground parking stalls and the ability to accommodate 60 bike or scooter stalls. To make way for this new facility an existing single family house that has been converted into student housing as well as a single story masonry building and parking lot that used to be used for the Planned Parenthood will be raised. The existing student housing actually touches the neighboring apartment building an adaptive reuse of this facility has been deemed financially unviable. The existing Planned Parenthood facility while being a potentially good candidate for a reuse is an underutilization of a site that holds a much higher potential. The new proposed facility will be locally owned by Pat McCaughey of McCaughey Properties.

## **Exterior**

**Orientation** - The facility was built within close proximity of the existing sidewalk typical of other converted student housing further down West Mifflin Street. We are matching the approximate 12' setback that these facilities have in their construction. We have also tried to honor the request of the Neighborhood Steering Committee by creating a building that mimics the scale and rhythm of other neighborhood buildings. We have also incorporated porches and detailing into our architectural forms to help our building fit into the character of the neighborhood. The visual impact of the overhead door has been minimized with the incorporation of an overhang as well as the door being located on the lower level rather than at grade.

**Landscape** – Small green space has been accommodated for in front of this facility. Green space has also been created on the back side of the facility incorporating a raised patio area that is an amenity for the entire development.

**Architecture** – The first floor of this facility was raised approximately 4' from finish grade. By doing this we were able to accomplish a couple of things. First, we were able to meet one of the requests of the neighborhood of putting in porches in character with other buildings in the neighborhood. Second, we were able to disturb less dirt as the soils in this area are of poor and substandard quality. There is also an issue of ground water that we are hoping to avoid by raising the finish floor. We further tried to answer the request of the neighborhood by creating an architectural form that mimics building rhythms that are consistent with those in the neighborhood. We have also tried to incorporate the wood siding used on several buildings in the area. This material is strengthened and enhanced with the incorporation with other materials such as masonry, staining seamed siding, aluminum clad windows, sloped roof forms, metal railings and aluminum storefront. Because of the architectural character of the outside of the building the inside of the building will also receive the benefit of varied tenant mixes and layouts.

## **Project Schedule**

It is anticipated that construction of the SIP phase will start in the Summer of 2011 and will be completed in the Winter of 2011.

## **Social and Economic Impact**

This development will have a positive social and economic impact. The development will substantially increase the city's tax base on all infill site with minimal if any increased cost to the city. The redevelopment will provide new work-force housing in the central city while promoting pedestrian, bicycle and mass transit circulation.

Thank you for your time in reviewing our proposal.

Sincerely,

John J. Bieno, AIA  
TJK Design Build Inc.