

September 23, 2024



Ms. Meagan Tuttle
Department of Planning & Community & Economic Development
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: Letter of Intent - Land Use Application and UDC Submittals

423, 425 and 427 W Mifflin Street
KBA Project #2253

Ms. Meagan Tuttle:

The following is submitted together with the plans and application for the staff, Urban Design Commission and Plan Commission's consideration of approval.

Organizational Structure:

Owner:
Madison Development Corp
550 W Washington Avenue
Madison, WI 53703
(608) 535-4572
Contact: Lorrie Heinemann
lorrie@mdcorp.org

Architect:
Knothe & Bruce Architects, LLC
8401 Greenway Blvd., Ste 900
Middleton, WI 53562
(608) 836-3690
Contact: Kevin Burow
kburow@knothebruce.com

Engineer:
Burse Surveying and Engineering
2801 International Ln. #101
Madison, WI 53704
Phone: 608-250-9263
Contact: Peter Fortlage
pfortlage@bse-inc.net

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

Introduction:

This proposed multi-family development involves the redevelopment of 423, 425 and 427 W Mifflin St located on the south side of W Mifflin St in between N Broom St and N Bassett St. Located within the Capitol Neighborhoods, the site is currently occupied by single family homes used as rental properties. This application requests removal of the existing buildings as well as a conditional use for the development of a new 40 unit multi-family building. The site is currently zoned DR-2 and will remain DR-2 zoning for the proposed redevelopment.

Project Description:

The proposed project is a 3-4 story, multi-family development consisting of 40 dwelling units and has been designed to be in compliance with both the zoning standards as well as the desires outlined in the

Mifflandia Neighborhood Plan. The building is set back 15' from the front property line and the front façade is 3 stories tall and then steps back to 4 stories. The adjacent property (531 W Mifflin “the Mifflander”) was redeveloped in 2016 by the same development group. The proposed building’s design is complimentary to the Mifflander both in scale and visual rhythm. The proposed building’s materials are a combination of cream masonry, grey composite siding and wood tone composite siding. The street facing first-floor units will also have larger porches and a direct connection to the sidewalk to be a welcoming addition to the neighborhood.

Parking is provided at the basement level within the building; surface and underground parking is accessed from W Mifflin St. The site is also right around the corner from the nearest public transit stop, allowing for easy access to many areas of the City.

Demolition Standards and Landmarks Commission Input:

The existing buildings have been used as rental properties for many years and they have served many people over their time, but a better use of this property is to provide more dwelling units to help fill the high demand for this area.

In the recent Landmarks Commission meeting on the demolition of these structures, 423 and 425 W Mifflin were found to have historic value related to the vernacular context of Madison’s built environment, but the buildings themselves are not historically, architecturally, or culturally significant. The building at 427 W Mifflin was found to have historic value based on architectural significance as the work/product of an architect of note (Ferdinand Kronenberg). We understand that this structure has importance and have already been in discussions with a local developer that would like to relocate this structure to a lot that he owns near Brittingham Park. We will assist with this effort by allowing him to have this structure and by also contributing to the cost of the relocation at the value that it would have cost to have the building demolished.

In addition to this, we intend to honor the legacy of Ferdinand Kronenberg by naming the new building The Kronenberg and working with Landmarks to provide an appropriate historical acknowledgement of the original house.

The other two structures will have components salvaged prior to demolition. The demolition standards will be met, and a Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing structures.

City and Neighborhood Input:

We have met with the City on several occasions for this proposed development including a Development Assistance Team Meeting (7/11/2024), a Mifflin Neighborhood of CNI Meeting (9/4/24, in-person) and a Pre-Application Meeting (9/16/2024). A Neighborhood meeting inviting the residents surrounding the property is also being held on 10/7/2024. These discussions further reinforced the shared concern for repurposing the structure at 427 W Mifflin St, while the overall tone of the development and the addition of more housing units to this neighborhood was well received. This input has helped shape this proposed development.

Conditional Use Approvals:

The proposed development requires a conditional use to allow for a multi-family building. The proposed building’s size, scale and use are consistent with the City’s Comprehensive Plan for this property, which calls for Medium Residential development in two to five stories. We have met or exceeded all standards of the DR-2 zoning.

Site Development Data:

Densities:
Lot Area 17,593 S.F. / 0.40
Dwelling Units 40 D.U.
Lot Area / D.U. 440 S.F./D.U.
Density 100 units/acre
Lot Coverage 10,638 S.F. / 60 %
Usable Open Space 2,374 S.F. / 55 SF per Bedroom

Building Height: 3-4 Stories / 47'

Dwelling Unit Mix:

Studio	18
One Bedroom	19
<u>Two Bedroom</u>	<u>3</u>
Total	40 D.U.

Vehicle Parking:
Underground 19
Surface parking lot 6
Total 25 vehicle stalls

Bicycle Parking:

Garage- Long Term:	40
<u>Surface – Short Term*</u>	<u>11 (7+4)</u>
Total	51

* Guest Surface Stalls include (7) relocated surface stalls that are currently on the site serving 431 W Mifflin (the Mifflander) parking along with the required (4) stalls for the new building.

Project Schedule:

It is anticipated that construction will start in August of 2025 and be completed in August of 2026.

Thank you for your time and consideration of our proposal.

Sincerely,



Kevin Burow, AIA, NCARB, LEED AP
Managing Member