

DRAFT CONCEPT PLAN A: W. Mifflin St. / W. Washington Ave. Area

Existing

Relocated

New

EXISTING CONDITIONS

- Total Buildings: 211
- Total Dwelling Units: 810
- Total Acres (excluding r.o.w.): 25.2
- **Net Density: 32.2 du/ac**

OVERALL DEVELOPMENT POTENTIAL

- Total Buildings: 150
- Total Dwelling Units: 1,462
- Total Acres (excluding r.o.w.): 24.4
- **Net Density: 60.0 du/ac**



CONCEPT PLAN DETAILS

- Buildings Conserved: 89
 - Dwelling Units: 410
- Buildings Relocated: 9
 - Dwelling Units: 24
- New Mid-Rise Buildings: 34
 - Dwelling Units: 950
- New Townhouse Buildings: 10
 - Dwelling Units: 70
- New Carriage House Buildings: 8
 - Dwelling Units: 8

NOTE:
This draft concept plan was prepared to illustrate one possible future for this area. It was prepared to facilitate further discussion on how this area should be addressed in the Downtown Plan that is now under development. The development potential is based on the typical density of recent projects in the Downtown.

Prepared by the City of Madison Planning Division

08.30.10

EXAMPLES



Mid-Rise



Townhouse



Carriage House

ILLUSTRATIONS:
W. Mifflin St. / W. Washington Ave. Area

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Mid-Block Lane



W. Washington Ave.

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DRAFT CONCEPT PLAN B: W. Mifflin St. / W. Washington Ave. Area

Existing

Relocated

New

EXISTING CONDITIONS

- Total Buildings: 211
- Total Dwelling Units: 810
- Total Acres (excluding r.o.w.): 25.2
- **Net Density: 32.2 du/ac**

OVERALL DEVELOPMENT POTENTIAL

- Total Buildings: 181
- Total Dwelling Units: 1291
- Total Acres (excluding r.o.w.): 24.4
- **Net Density: 53.0 du/ac**



CONCEPT PLAN DETAILS

- Buildings Conserved: 133
 - Dwelling Units: 504
- Buildings Relocated: 5
 - Dwelling Units: 19
- New Mid-Rise Buildings: 28
 - Dwelling Units: 714
- New Townhouse Buildings: 7
 - Dwelling Units: 46
- New Carriage House Buildings: 8
 - Dwelling Units: 8

NOTE:
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EXAMPLES



Mid-Rise



Townhouse



Carriage House