



City of Madison

Proposed Rezoning, Conditional Use Demolition and Certified Survey Map

Location
427-439 West Mifflin Street

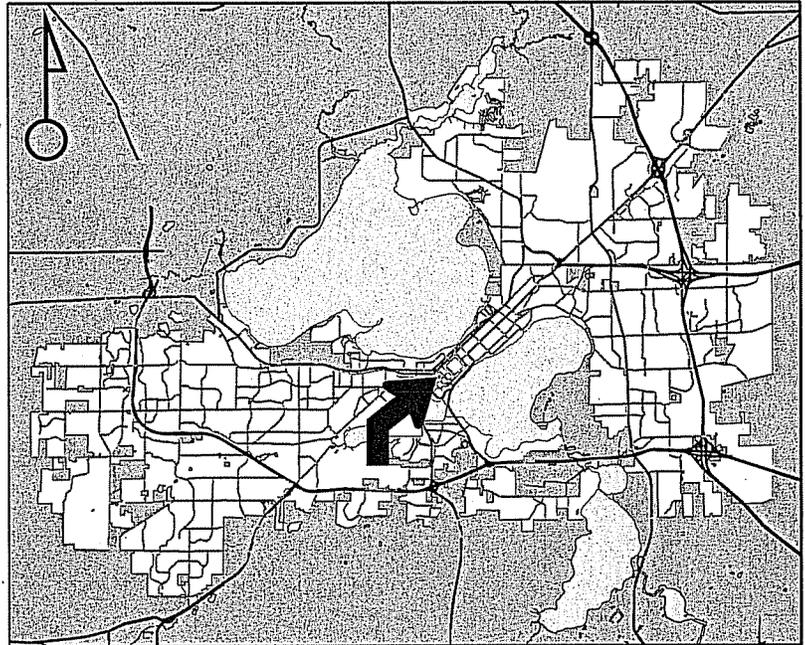
Applicant
Frank Staniszewski-Madison Development Corp/
J. Randy Bruce - Knothe & Bruce Architects

From: PD To: DR-2

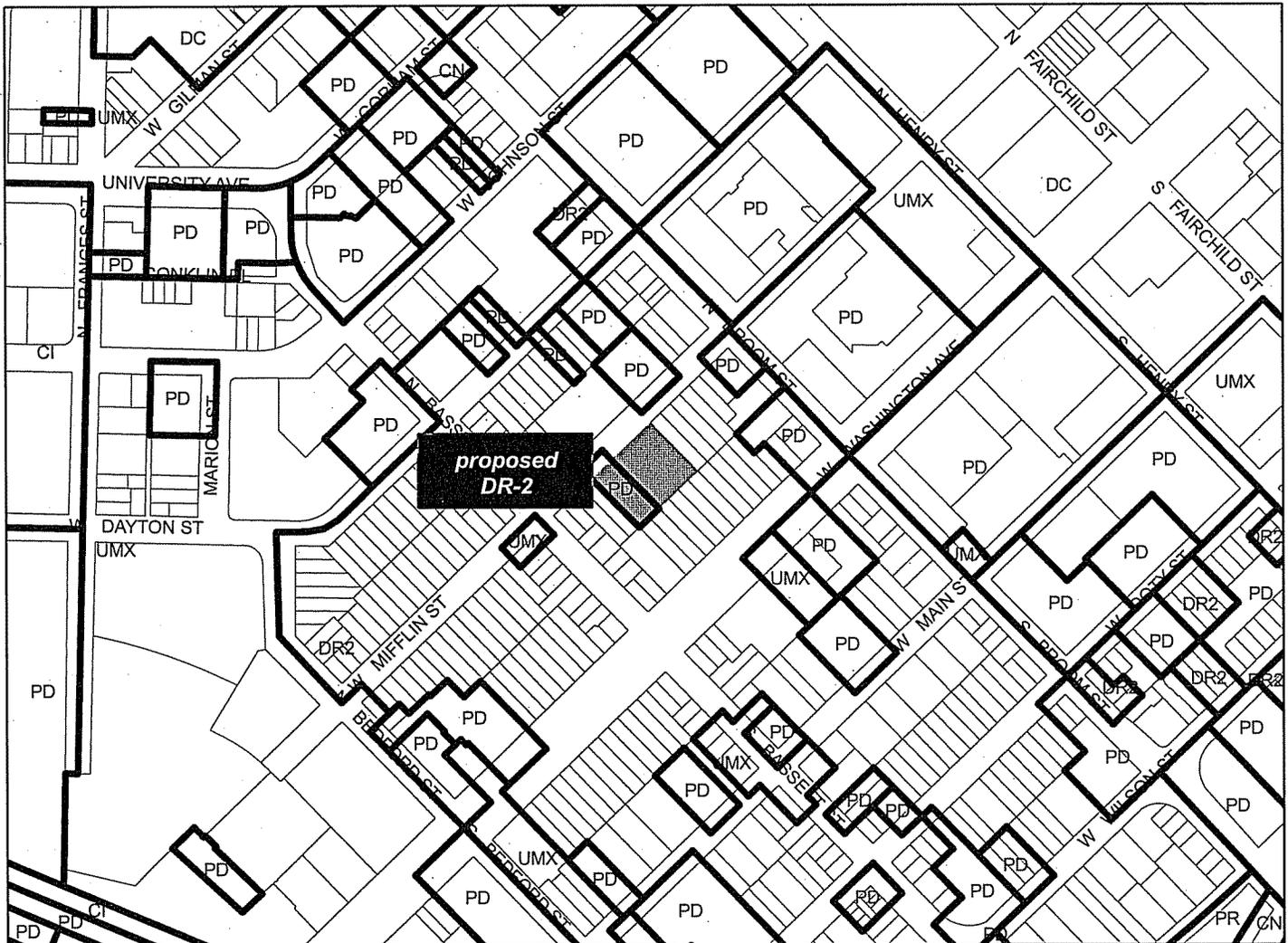
Existing Use
3 residential buildings

Proposed Use
Demolish 2 two-family dwellings and 1 single-family dwelling to construct 46-unit apartment building, and create 3 residential lots with shared access and parking

Public Hearing Date
Plan Commission
11 January 2016
Common Council
19 January 2016



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 January 2016

10-12





LAND USE APPLICATION

CITY OF MADISON

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

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid _____ Receipt No. _____

Date Received _____

Received By _____

Parcel No. _____

Aldermanic District _____

Zoning District _____

Special Requirements _____

Review Required By:

Urban Design Commission Plan Commission

Common Council Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 433-439 West Mifflin Street

Project Title (if any): 435 W. Mifflin Street

2. **This is an application for** (Check all that apply to your Land Use Application):

- Zoning Map Amendment from PD to DR-2
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

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

Applicant Name: Frank Staniszewski **Company:** Madison Development Corporation

Street Address: 550 W. Washington Ave. **City/State:** Madison, WI **Zip:** 53703

Telephone: (608) 256-2799 **Fax:** () **Email:** frank@mdcorp.org

Project Contact Person: J. Randy Bruce **Company:** Knothe & Bruce Architects

Street Address: 7601 University Ave, Suite 201 **City/State:** Middleton, WI **Zip:** 53562

Telephone: (608) 836-3690 **Fax:** () **Email:** rbruce@knothebruce.com

Property Owner (if not applicant): _____

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

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: New construction of a 4-story 46 unit multi-family apartment building. Demolition of two existing single-family homes and one existing duplex.

Development Schedule: Commencement July 1, 2016 Completion July 1, 2017

10-12

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- *Seven (7) copies* of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- *Twenty Five (25) copies* of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- *One (1) copy* of the plan set reduced to fit onto 8 1/2 X 11-inch paper

* For projects requiring review by the Urban Design Commission, provide *Fourteen (14) additional 11x17 copies* of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. 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 as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Alder Michael Verveer, August 24, 2015 and Capitol Neighborhoods Association, August 24, 2015

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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: DAT meeting Date: 9/3/15 Zoning Staff: DAT meeting Date: 9/3/15

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Frank Staniszewski Relationship to Property: Owner

Authorizing Signature of Property Owner Frank Staniszewski, PRES Date 10/20/2015

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:

	435 W. Mifflin	441-443 W. Mifflin	427 W. Mifflin
<u>Densities:</u>			
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)
<u>Vehicle Parking:</u>			
Surface:	0 stalls	2 stalls	6 stalls
Underground:	28 stalls	0 stalls	0 stalls
Total	28 stalls	2 stalls	6 stalls
<u>Bicycle Parking:</u>			
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
<u>Gross Floor Areas:</u>			
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.
<u>Dwelling Unit Mix:</u>			
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
<u>Building Height:</u>			
	Three and Four Stories	2.5 Stories	2.5 Stories

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". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

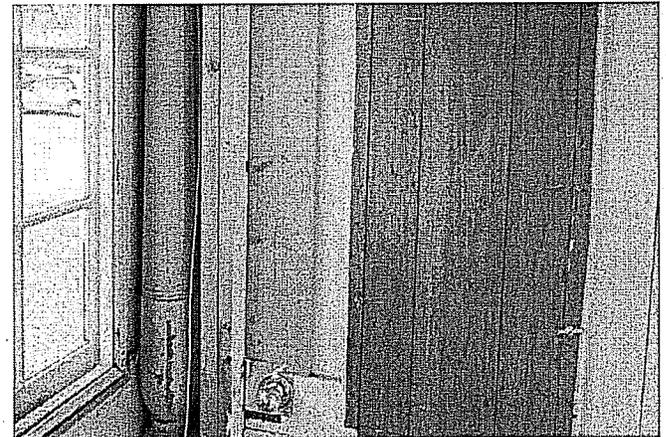
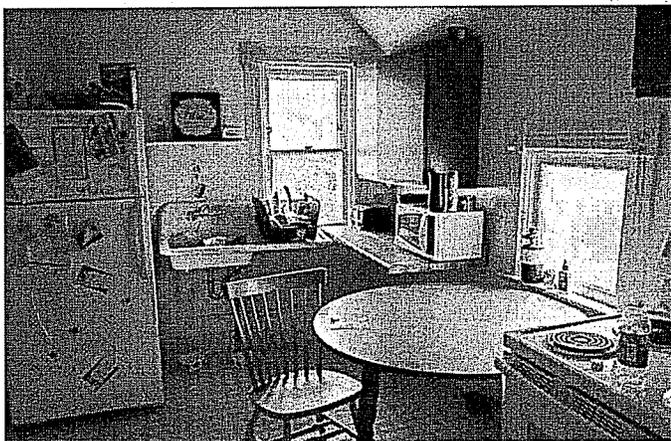
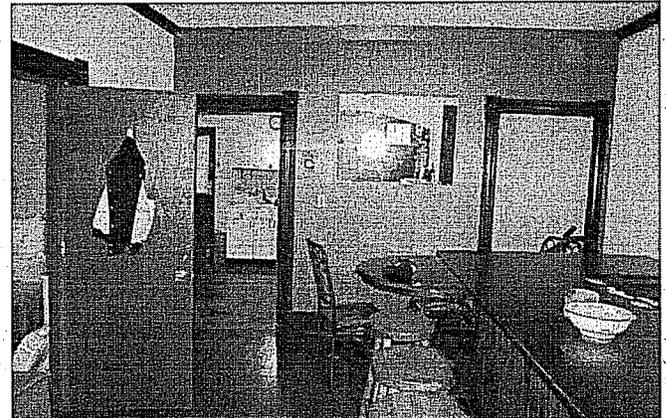
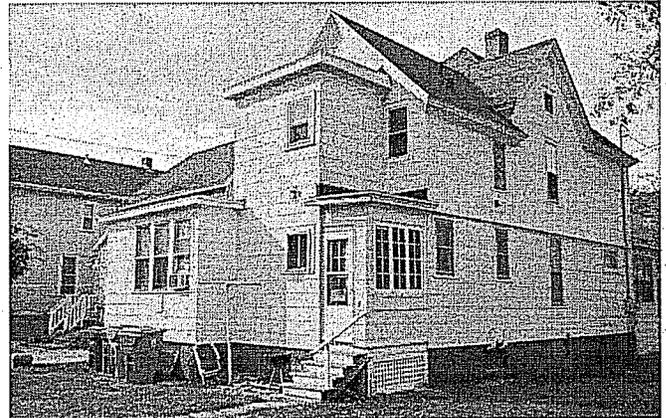
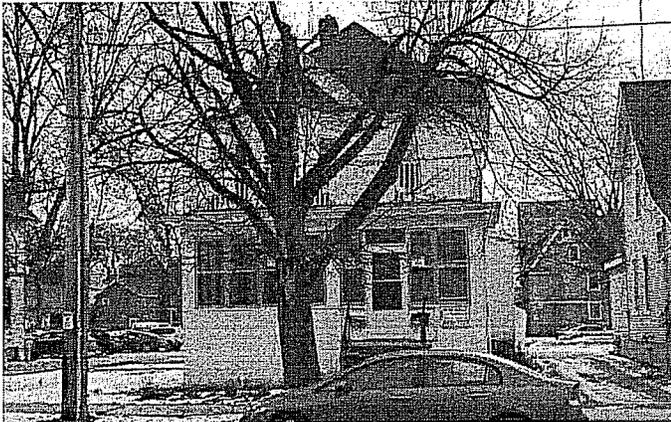
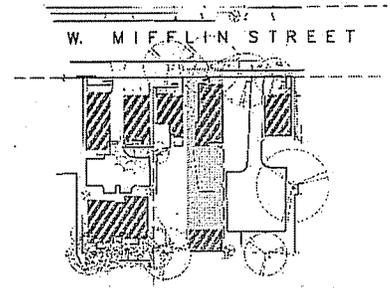
J. Randy Bruce
Managing Member

433 W. Mifflin St.

October 21, 2015

SUMMARY

This home will be deconstructed.

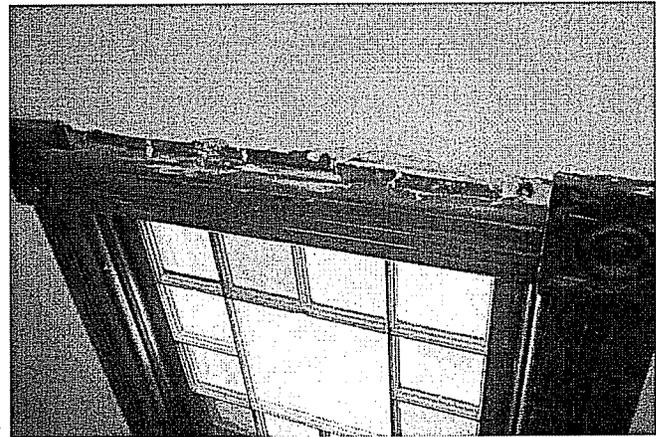
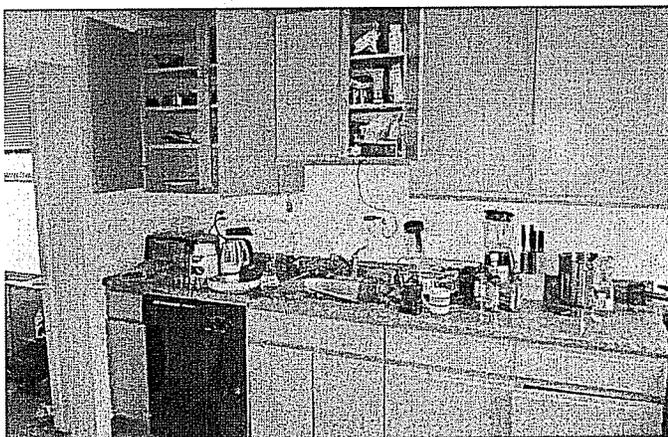
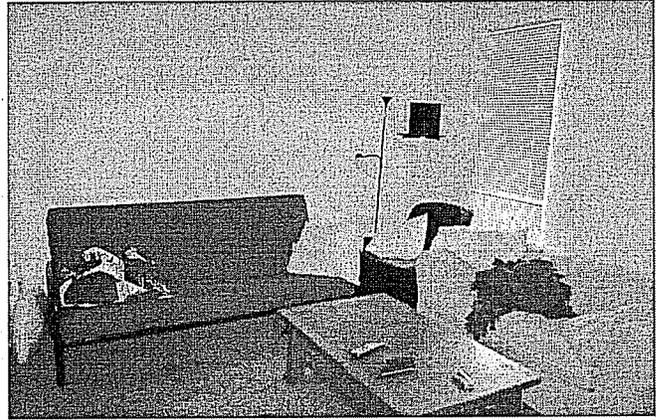
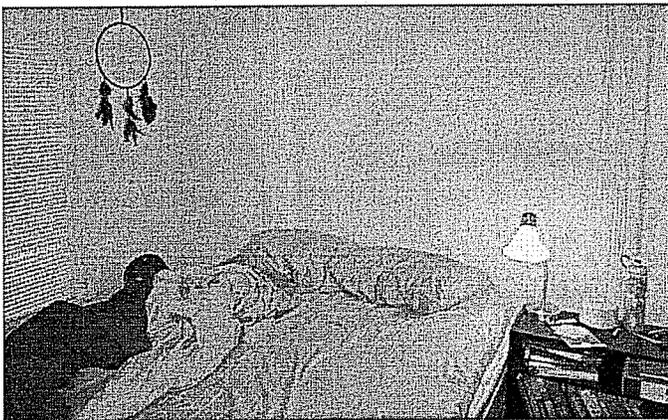
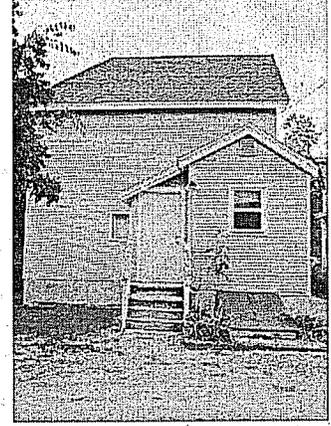
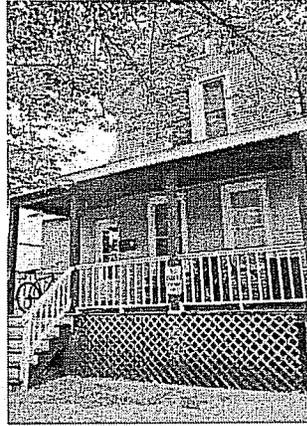
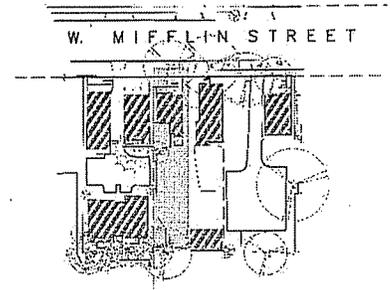


435 W. Mifflin St.

October 21, 2015

SUMMARY

This home will be deconstructed.

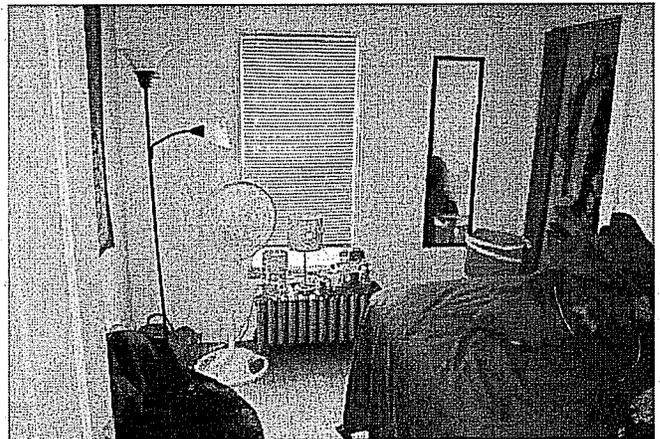
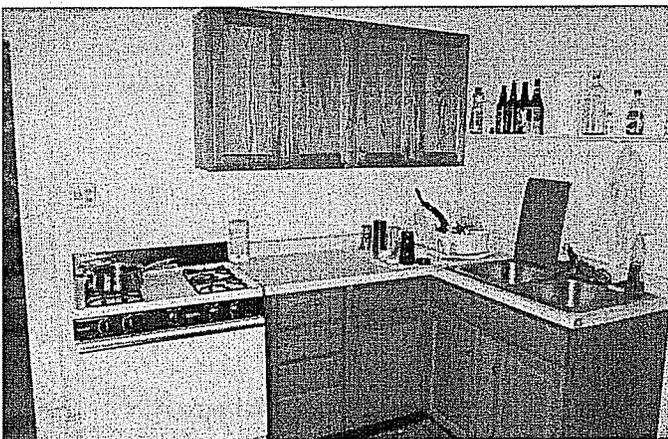
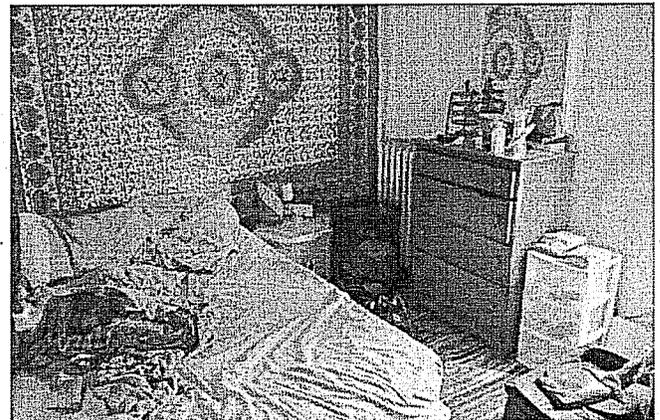
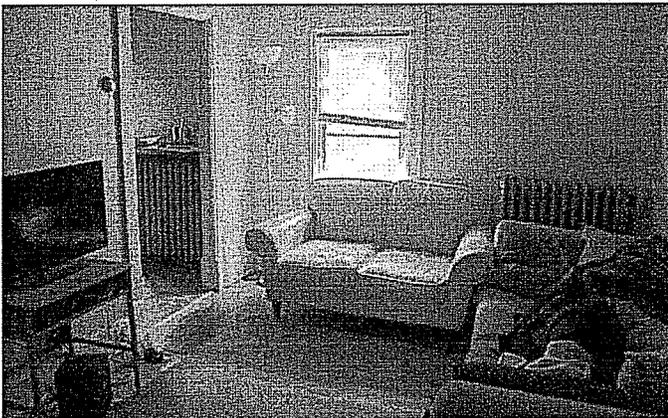
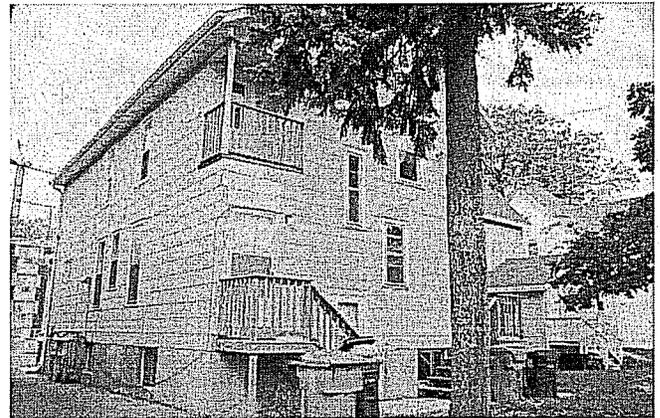
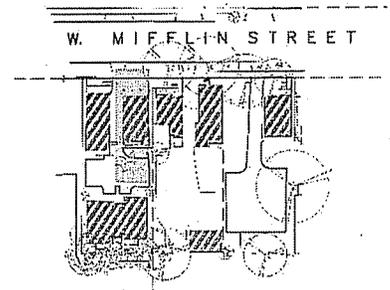


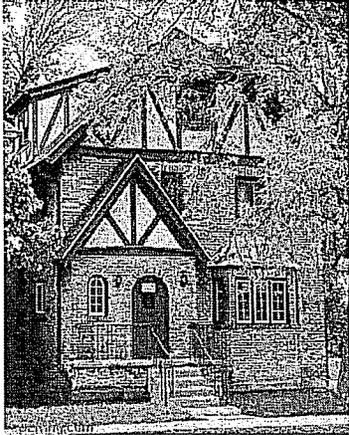
437-439 W. Mifflin St.

October 21, 2015

SUMMARY

This duplex will be deconstructed.

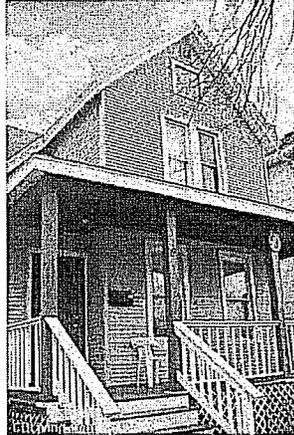




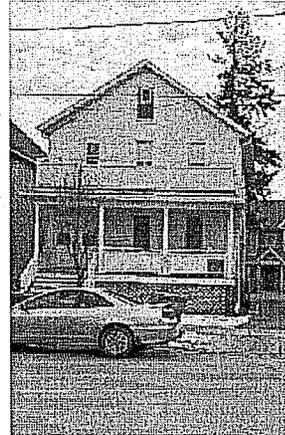
427 W. Mifflin St.



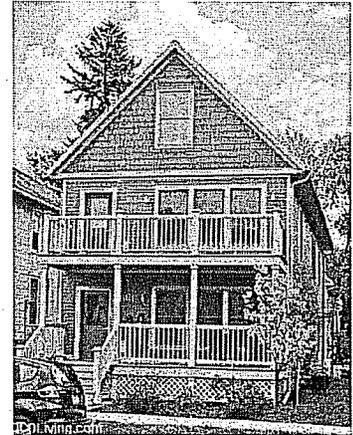
433 W. Mifflin St.



435 W. Mifflin St.



437-439 W. Mifflin St.



443 W. Mifflin St.

To be deconstructed



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