



City of Madison

Proposed Demolition & Rezoning

Location
531 West Mifflin Street

Applicant
Brandon Cook

From: R6 To: PUD-GDP-SIP

Existing Use
1 single-family residence

Proposed Use
Demolition of a single family home for the relocation of an existing three-unit multifamily building and the addition of a fourth unit to the building

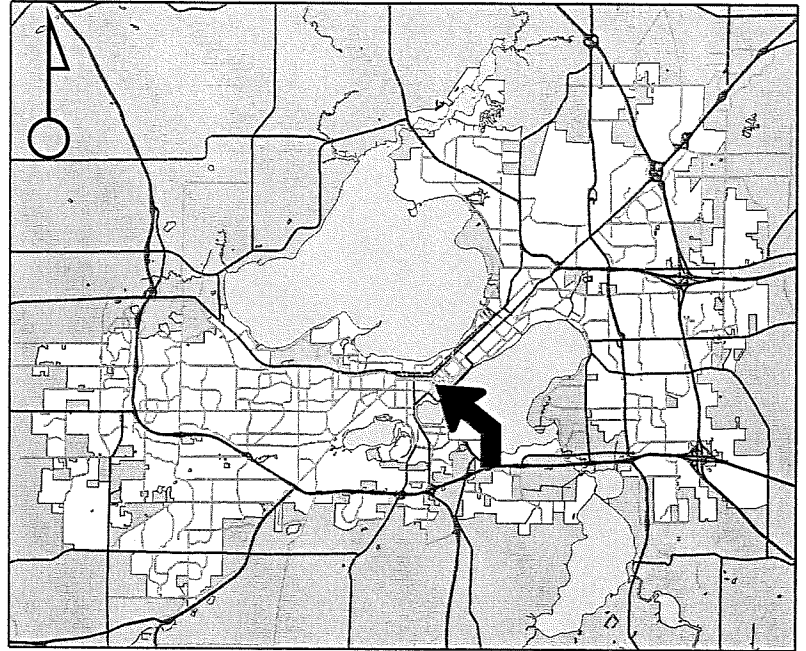
Public Hearing Date

Plan Commission

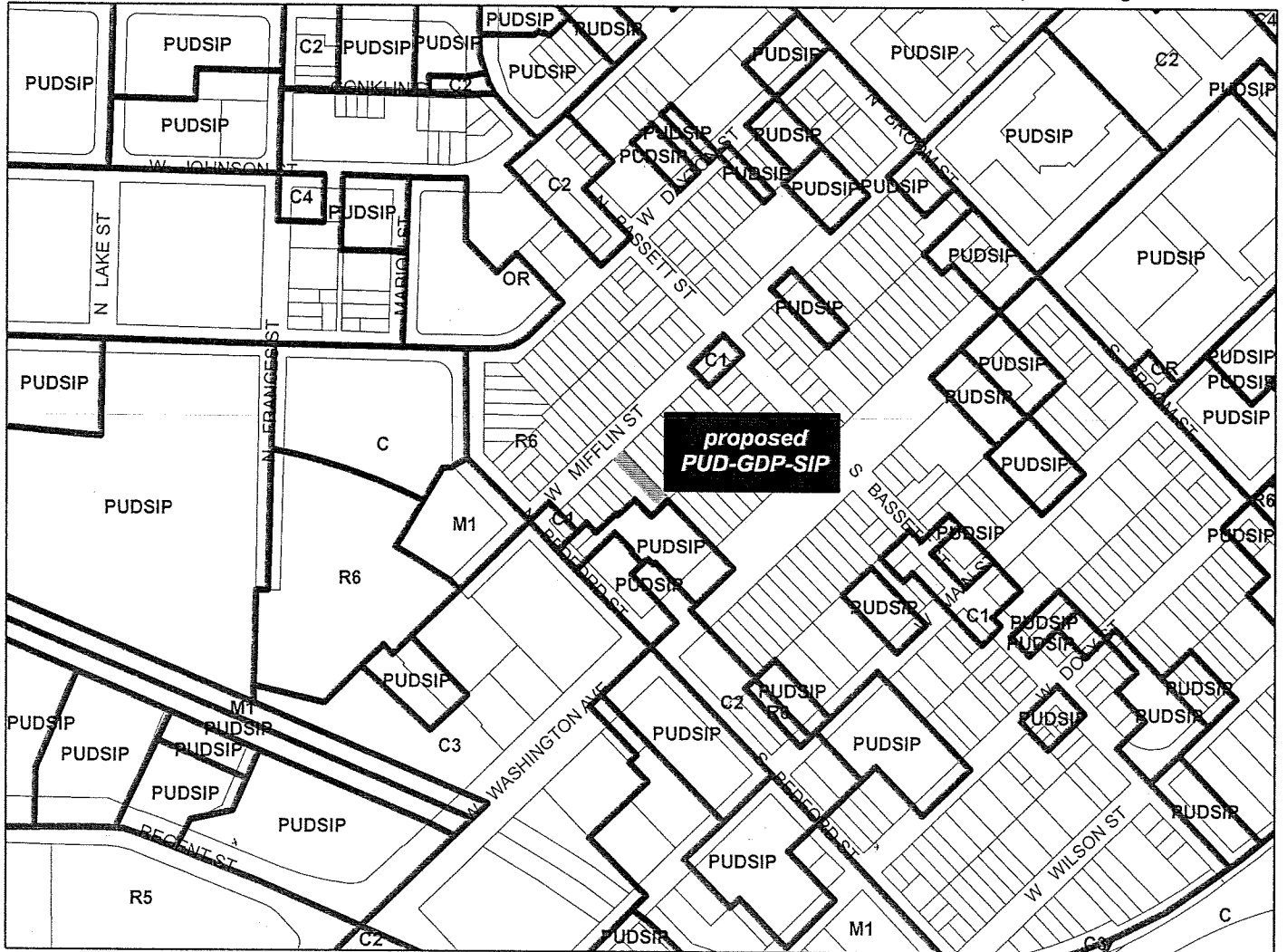
21 May 2012

Common Council

12 June 2012



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 07 May 2012





LAND USE APPLICATION Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid #1250	Receipt No. 129147
Date Received 2/22/12	
Received By JGP	
Parcel No. 0709-231-2318-0	
Aldermanic District 4 VERVEER	
GQ OB	
Zoning District R6	
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input checked="" type="checkbox"/>
Alder Notification	Waiver <input checked="" type="checkbox"/>
Ngrhd. Assn Not.	Waiver <input checked="" type="checkbox"/>
Date Sign Issued	2/22/12

1. **Project Address:** 531 W. Mifflin Street **Project Area in Acres:** .13

Project Title (if any): _____

2. **This is an application for:**

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: <u>R6</u> to _____ Proposed Zoning (ex: R1, R2T, C3): _____	Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: <u>R6</u> to PUD/PCD-GDP <input checked="" type="checkbox"/> Ex. Zoning: <u>R6</u> to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan	
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

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

Applicant's Name: Brandon Cook Company: 531 Mifflin LLC
 Street Address: PO Box 694 City/State: Madison, WI Zip: 53701
 Telephone: (608) 279-7962 Fax: () Email: brandon@johnfontain.com

Project Contact Person: Brandon Cook Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____

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: _____
 Demolition of existing single family home and relocation of apartment home to site.

Development Schedule: Commencement 6/2012 Completion 6/2013

5. Required Submittals:

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$_____ See the fee schedule on the application cover page. 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 (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

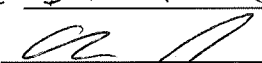
In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - *The site is located within the limits of* Comprehensive Plan *Plan, which recommends:*
 - Downtown: Mifflin-Bassett Sub District _____ *for this property.*
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:
 - *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*
 - Alderman Michael Verveer, Mifflin Neighborhood, 1/2012
 - NOTE: *If the alder has granted a waiver to this requirement, please attach any such correspondence 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: Heather Stouder Date: 1/2012 Zoning Staff: _____ Date: _____
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name Brandon Cook Date 2/21/12
 Signature  Relation to Property Owner self

Authorizing Signature of Property Owner _____ Date _____

February 20, 2012

Mr. Matt Tucker
Zoning Administrator
City Of Madison
215 Martin Luther King, Jr. Blvd

Re: Letter Of Intent
531 W. Mifflin
ORIGINAL PLAT, THE NE 35 FT OF THE SW 7/8 FT OF LOT 4 BLOCK 33

Dear Mr. Tucker,

The following is submitted with the plans, application and zoning text for staff, plan commission and council consideration for approval of a major alteration to an approved PUD-GDP-SIP.

Project:

Name: 531 W. Mifflin
ORIGINAL PLAT, THE NE 35 FT OF THE SW 7/8 FT OF LOT 4 BLOCK 33

Owner:

Brandon Cook	Residence
PO BOX 694	444 W. Johnson #3
Madison WI 53701	Madison WI 53703
Ph (608)279-7962	

Project Submitter
Owner

Architect:

Aro Eberle Architects
116 King Street Suite 202
Madison WI 53703
Ph (608)204-7464
Contact: Matt Aro

Background – Existing Use:

The existing use for the property at 531 W. Mifflin is a single family home occupied by students. In the rear of the lot 8-9 parking spots are present. The home has five bedrooms. The current home will be demolished and the structure from 444 W. Johnson will be move in its place, maintaining the front yard setback to the building of neighboring buildings.

Existing context

There are 3 story structures on the block face toward E. Washington Avenue, and there is a 3 story structure on the opposite side of Mifflin street similar to the 444 W. Johnson house to be moved.

Proposed Uses of Buildings:

The current home will be demolished and the structure from 444 W. Johnson will be move in its place.

Project Schedule:

Construction will begin within 30 days of recording.

Social and Economic Impacts:

The desire of this project is to provide better housing and for a more desirable neighborhood. The density proposed is well within that indicated as acceptable in the Comprehensive Plan. It is unlikely in the short term children would be present, but with the increase in desirability attracting some professional residents would be preferable.

The goal is to increase the overall appearance of the block by taking a more attractive and better condition building and replacing a worn out home. Also it is the goal to create a functional property that has amenities that do not currently exist on the property (laundry, bike and moped parking, improved landscaping, and usable open space).

Sincerely,

Brandon Cook
Owner

Zoning Text: PUD-Specific Implementation Plan
Project Name: 531 W Mifflin
Project Address: 531 W Mifflin

Legal Description: THE NE 35 FT OF THE SW 7/8 FT OF LOT 4 BLOCK 33 Original Plat of city of Madison in the city of Madison, Dane County, Wisconsin.

- A. **Statement of Purpose:** This zoning district is established to allow for the relocation of 444 W. Johnson to 531 W Mifflin, and to create an additional unit bringing the total to 4 units.
- B. **Permitted uses:** to allow up to 4 rental units on the entire property.
- C. **Lot Area:** 5775 square feet as shown.
- D. **Height Regulations:** as shown on approved plans.
- E. **Yard Requirements:** yard areas will be provided as shown on approved plans.
- F. **Landscaping:** Site landscaping will be provided as shown on approved plans.
- G. **Accessory off-street parking and loading:** parking and loading shall be provided as shown on approved plans.
- H. **Lighting:** Lighting will be provided as shown on approved plans.
- I. **Signage:** Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.
- J. **Family definition:** Per Madison General Ordinances 28.03(2), a family is an individual, or two or more persons related by blood, marriage or legal adoption, living together as a single housekeeping unit in a dwelling unit, including foster children, and not more than four (4) roomers.
- K. **Alterations and Revisions:** No alteration or revision of this planned unit development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations of additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.
- L. **Architectural Review:** no building or foundation permit shall be issued without the approval of the Zoning Administrator.



531 Mifflin proposed concept aerial map with relocated building



531 Mifflin proposed concept aerial view with relocated building

531 W. MIFFLIN APARTMENTS

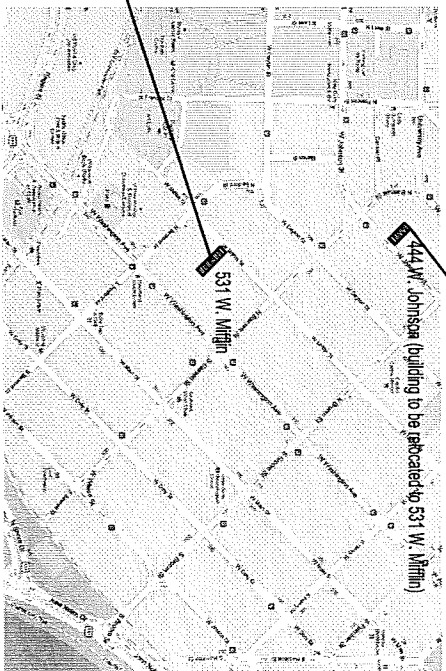
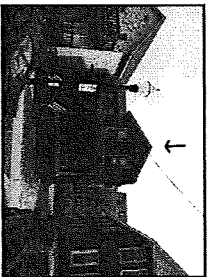
PROPOSED DEMOLITION OF EXISTING HOME AND APARTMENT HOME
RELOCATED TO SITE FROM 444 W. JOHNSON

PUD-SIP

URBAN DESIGN SUBMITTAL

4/25/2012

OWNER: BRANDON COOK



ARD EBERLE ARCHITECTS

Owner: Brandon Cook
531 West Mifflin Street

No.	Description	Date

SITE/LANDSCAPE PLAN	
REV: 4/24/2012	A1
Date: 22 February, 2012	
Drawn by: GB	
Checked by: MA	
Scale: 1/16" = 1'-0"	

LANDSCAPE PLAN

Scale: 1/16" = 1'-0"

PLANTING LEGEND

11	Daphne corallina	Matured
12	Shrub L-3	Hummingbird Summernet
13	Shrub L-2	5 gal.
14	Shrub L-1	5 gal.

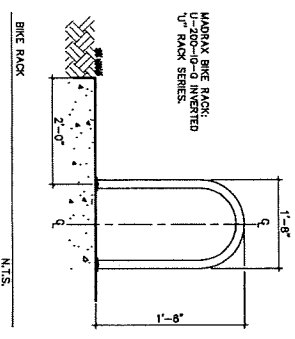
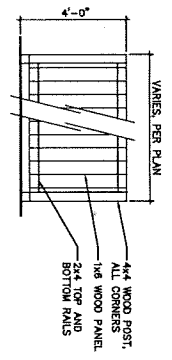
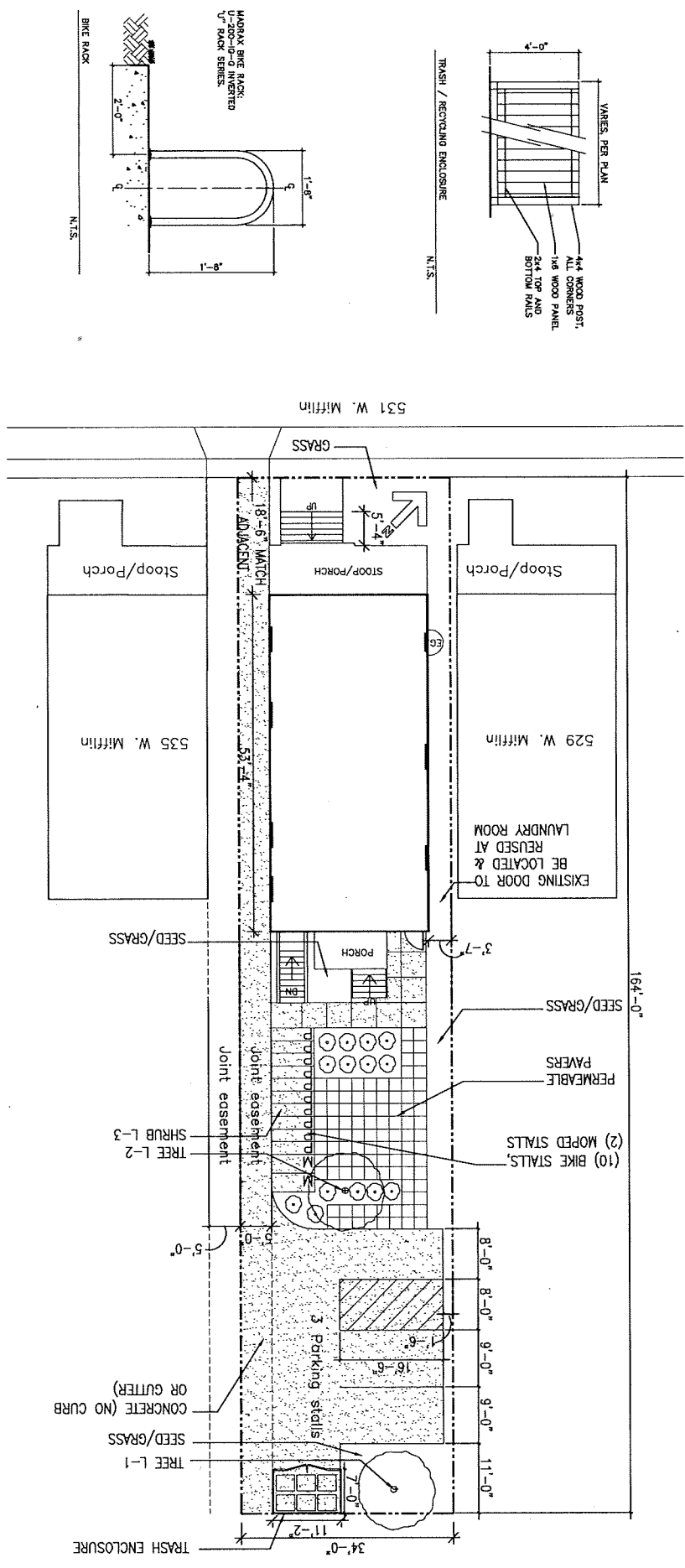
NOTE: ALL OTHER GROUND AREAS TO BE SEED FOR GRASS

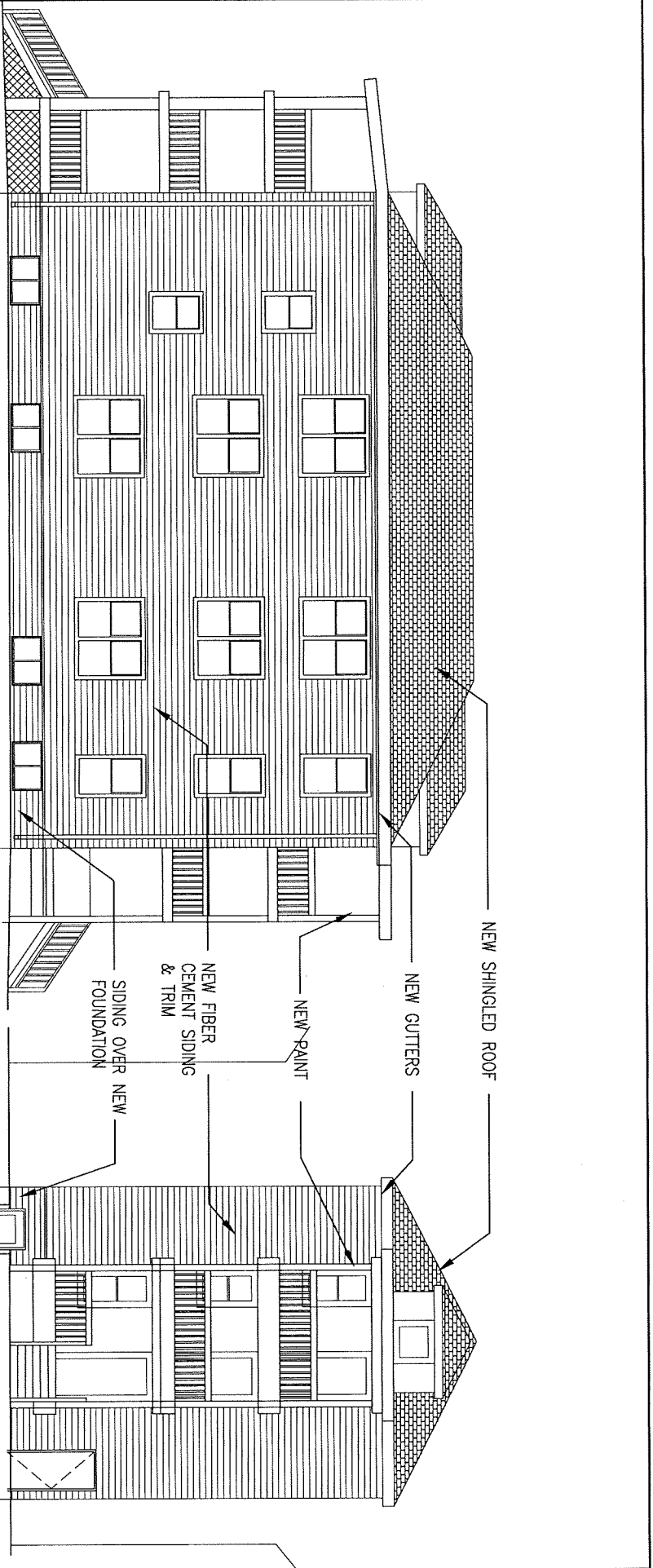
SITE STATISTICS

LOT SIZE:	5,575 SF
ADORAGE:	.13
TOTAL BEDROOMS (PROPOSED)	12
TOTAL BEDROOMS:	12
BIKE/AMOPED PARKING REQUIRED:	12
BIKE/AMOPED PARKING PROVIDED:	12

DWELLING UNIT INFORMATION

GROSS SQ. FOOTAGE:	5,348 OSF
TOTAL NUMBER OF UNITS IN BUILDING:	4
TOTAL BEDROOMS:	12
NUMBER OF BEDROOMS IN EACH UNIT:	3
FIRST FLOOR:	3
SECOND FLOOR:	3
THIRD FLOOR:	3
BASEMENT:	3





1 SOUTHWEST ELEVATION

2 SOUTHEAST ELEVATION

Scale: 1/8" = 1'-0"

Scale: 1/8" = 1'-0"

ARD EBERLE ARCHITECTS

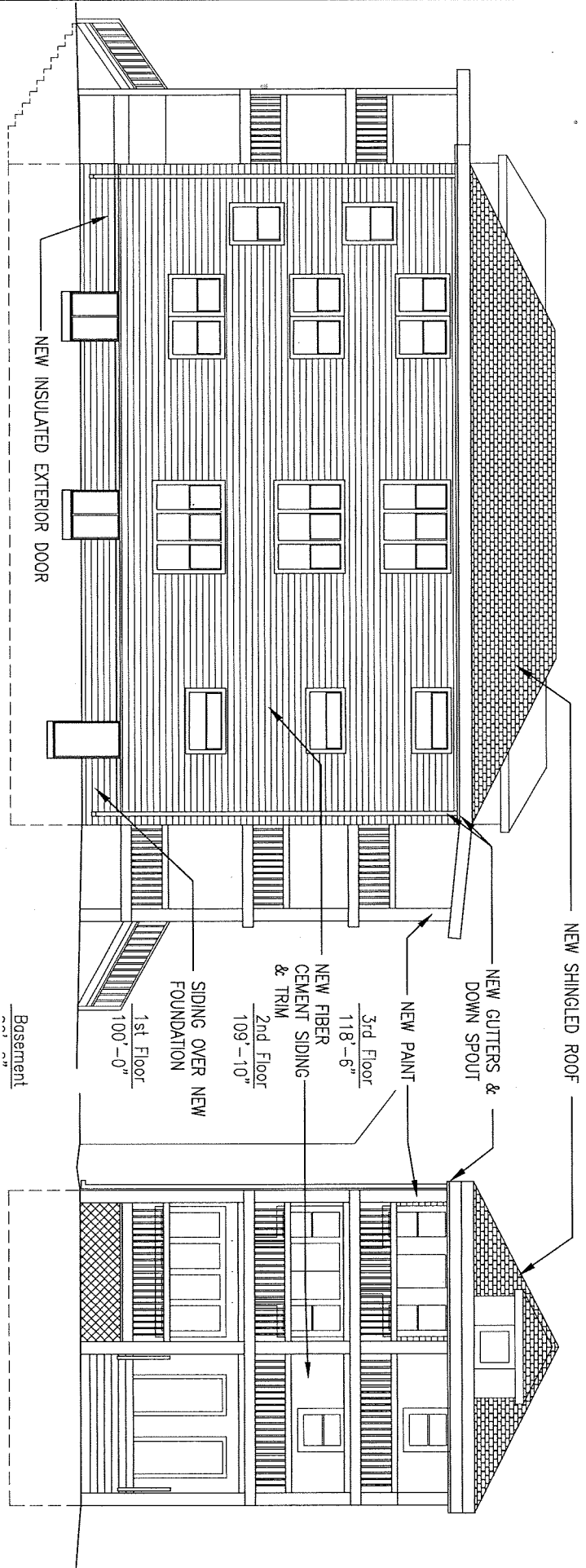
Owner: Brandon Cook
531 West Mifflin Street

No.	Description	Date

ELEVATIONS

REV. 4/25/2012
Date 22 February 2012
Drawn by GB
Checked by MA

A-6
Scale 1/8" = 1'-0"



1 NORTHEAST ELEVATION

2 NORTHWEST ELEVATION

Scale: 1/8" = 1'-0"

Scale: 1/8" = 1'-0"

ARD EBERLE ARCHITECTS

Owner: Brandon Cook
531 West Mifflin Street

No.	Description	Date

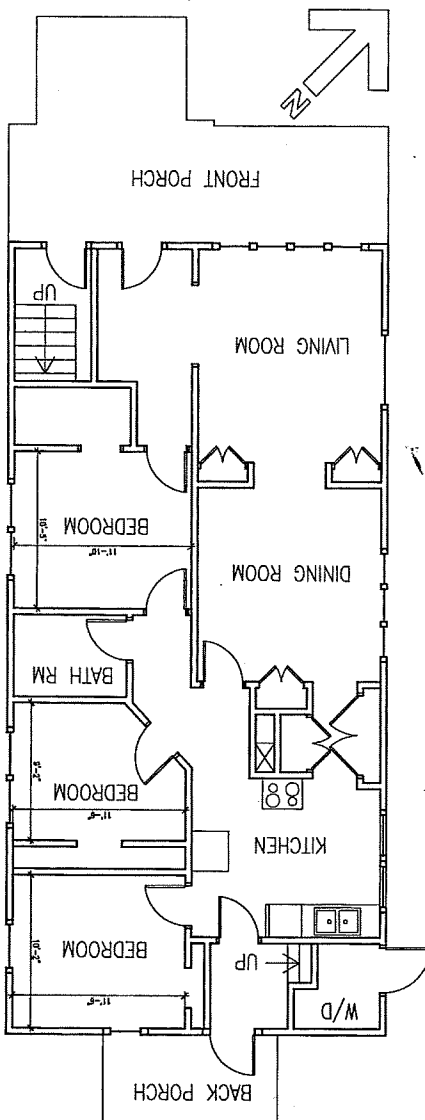
ELEVATIONS	
REV: 4/25/2012	A-5
Date: 22 February 2012	
Drawn by: GB	
Checked by: MA	Scale: 1/8" = 1'-0"

Owner: Brandon Cook
531 West Wiffiin Street

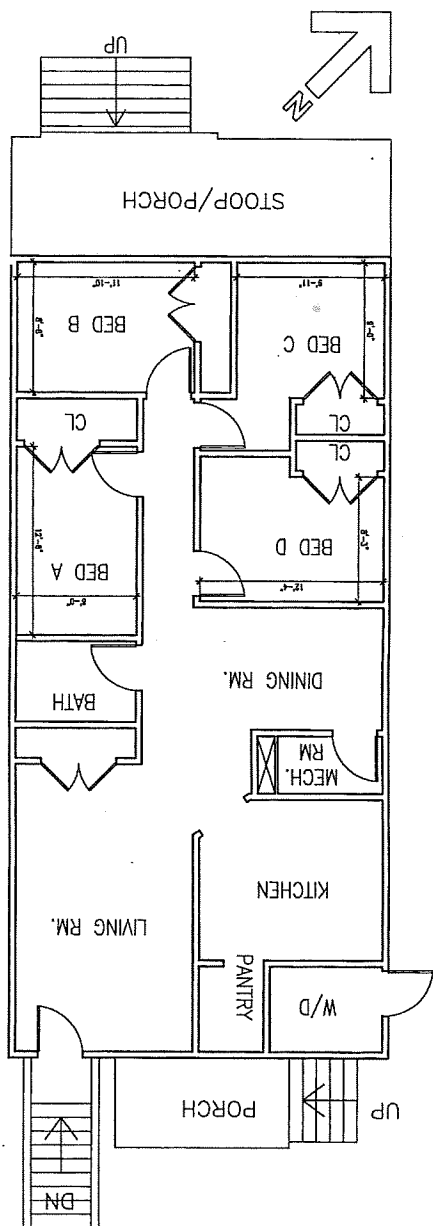
No.	Description	Date

FLOOR PLANS		
Date	22 February, 2012	A-3
Drawn by	GB	
Checked by	MA	
		Scale: 1/8" = 1'-0"

1 FIRST FLOOR - EXISTING



2 BASEMENT FLOOR



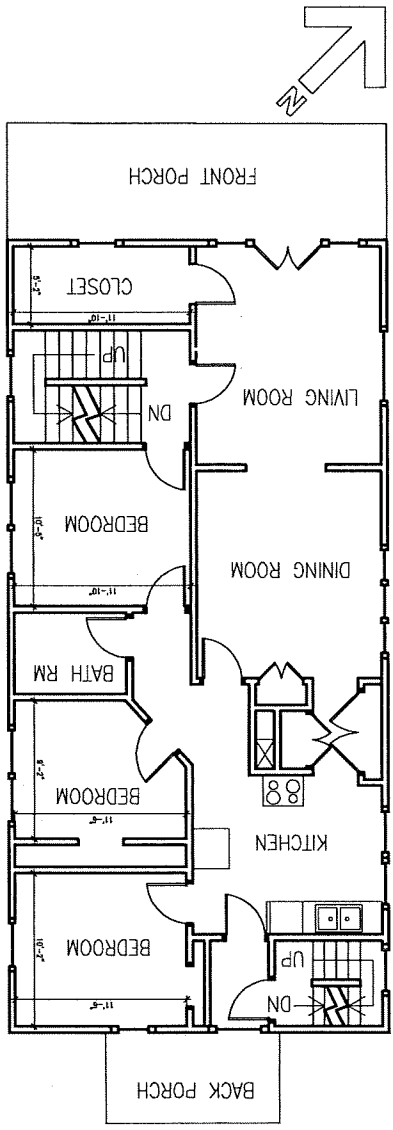
Owner: Brandon Cook
531 West Mifflin Street

No.	Description	Date

FLOOR PLANS	
REV. 3/21/2012	A-4
Date 22 February, 2012	
Drawn by GB	
Checked by MA	
Scale 1/8" = 1'-0"	

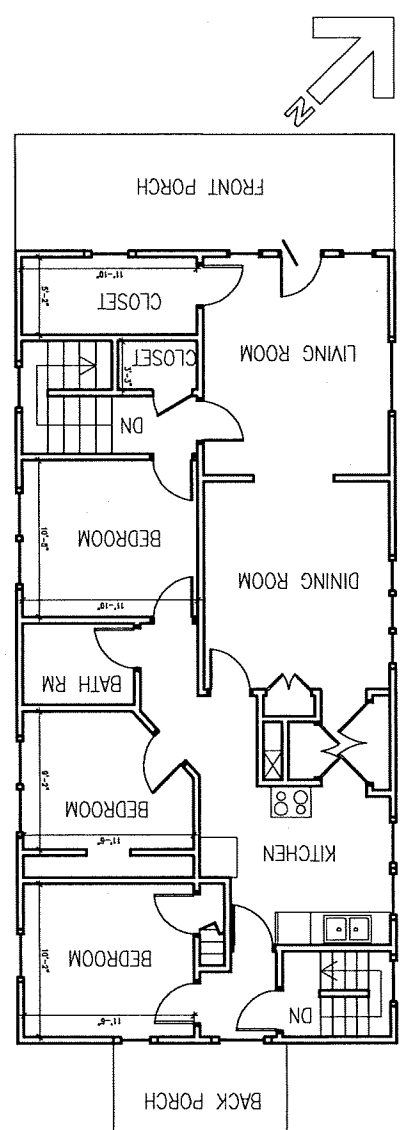
1 SECOND FLOOR - EXISTING

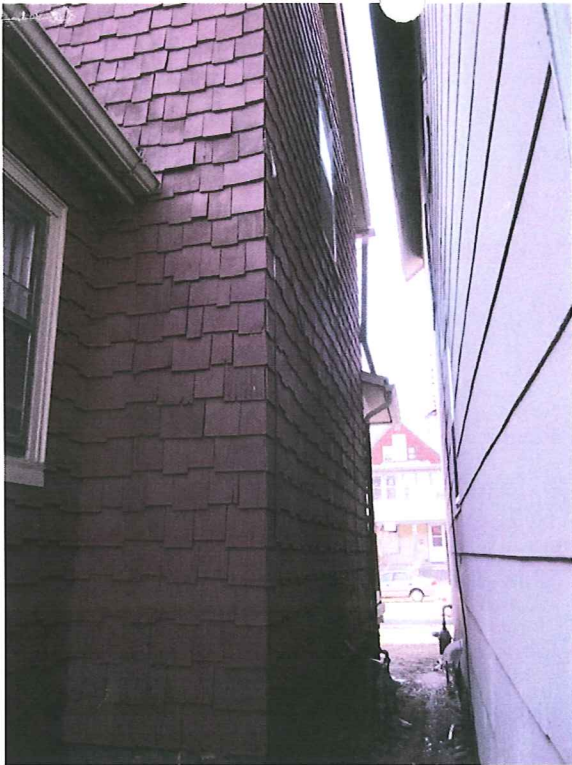
SCALE: 1'-0" = 1/8"



2 THIRD FLOOR - EXISTING

Scale: 1'-0" = 1/8"





531 Mifflin existing building— northeast condition



531 Mifflin existing building— northeast condition



531 Mifflin existing building— street condition



531 Mifflin existing building— from west



531 Mifflin existing building— from south



531 Mifflin existing building— from southeast



531 Mifflin existing building– rear yard and context



531 Mifflin existing building– Mifflin Streetscape context



Mifflin 3 story existing building example



520 W Mifflin apartment building



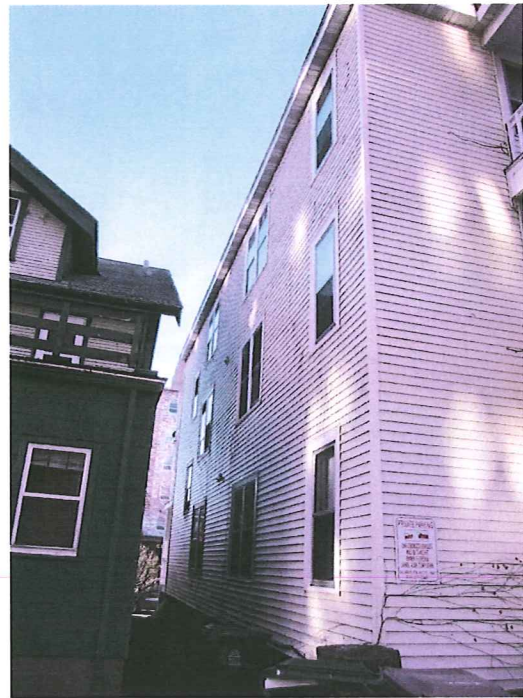
520 W Mifflin 3 story building



East Washington example



444 Johnson- rear yard elevation



444 Johnson house- proposed south west elevation at new location



444 Johnson- proposed northeast elevation



444 Johnson house- street elevation