

**APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL**

**AGENDA ITEM #** \_\_\_\_\_  
**Project #** \_\_\_\_\_  
**Legistar #** 25979

DATE SUBMITTED: <u>4/11/12</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>WAF, 4/18/12</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

**PLEASE PRINT!**

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PROJECT ADDRESS: 531 W Mifflin

ALDERMANIC DISTRICT: 4-Venveer

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:  
Keenan Cook  
PO Box 694  
Madison WI 53701

CONTACT PERSON: Matt Aro  
Address: 116 King St  
Phone: 204-7464  
Fax: \_\_\_\_\_  
E-mail address: Aro @ AroBerle - com



**TYPE OF PROJECT:**  
(See Section A for:)

- Planned Unit Development (PUD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)  
 New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)  
 R.P.S.M. Parking Variance (Fee required)

(See Section D for:)  
 Comprehensive Design Review\* (Fee required)  
 Street Graphics Variance\* (Fee required)  
 Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

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  
PO BOX 694  
Madison WI 53701  
Ph (608)279-7962

Residence  
444 W. Johnson #3  
Madison WI 53703

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 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

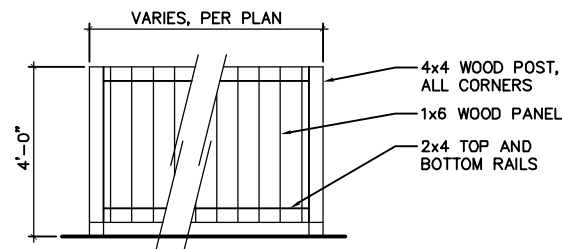


444 Johnson— proposed northeast elevation

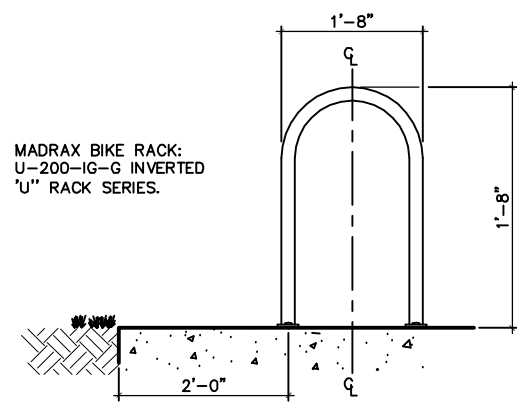


444 Johnson house— street elevation



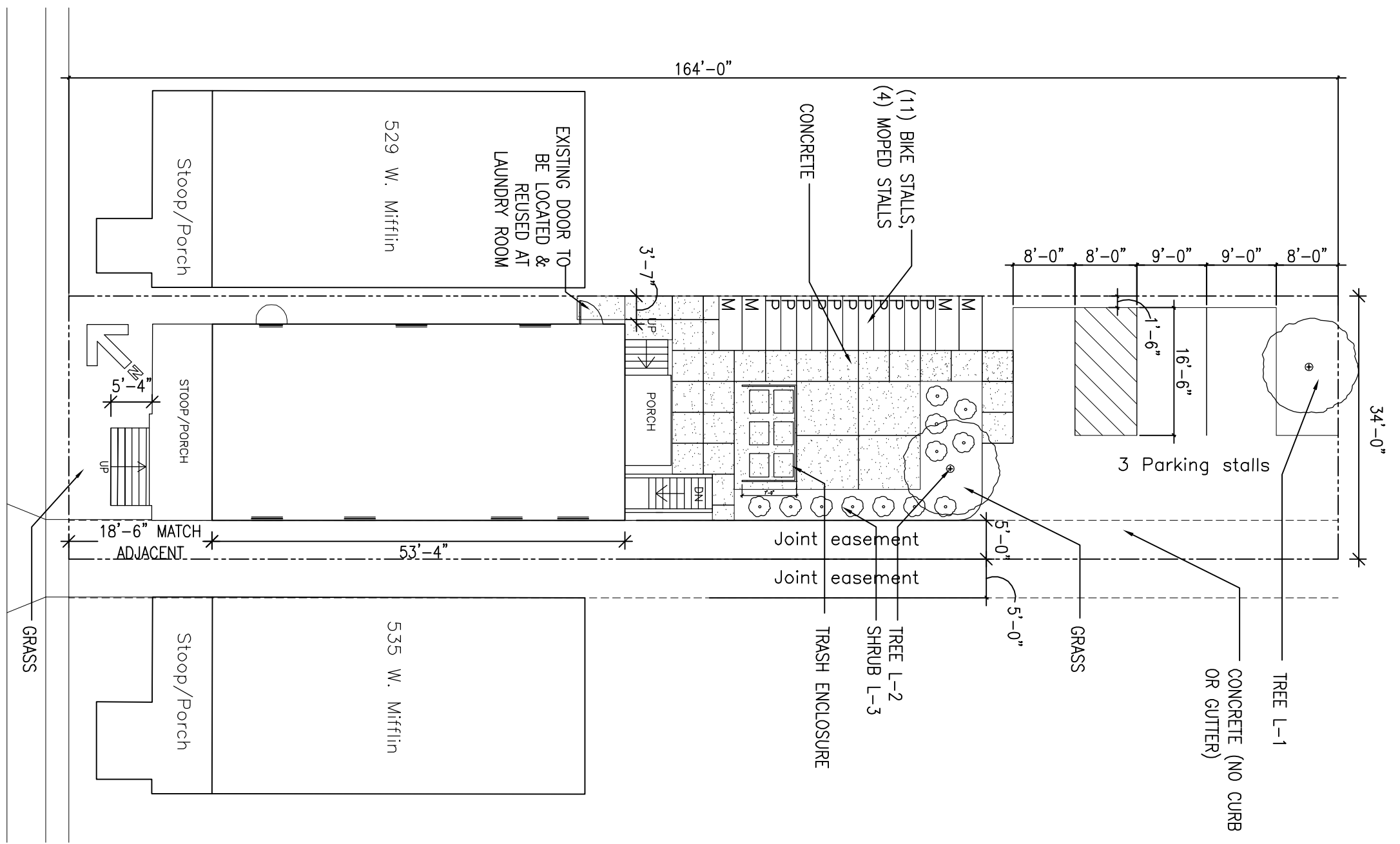


TRASH / RECYCLING ENCLOSURE  
N.T.S.



BIKE RACK  
N.T.S.

531 W. Mifflin



**1 LANDSCAPE PLAN**

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

PLANTING LEGEND

L1	Carpinus caroliniana	Muslewood	2" caliper
L2	Carpinus canadensis	"Redbud"	2" caliper
L3	Clethra Alnifolia	Hummingbird Summersweet	5 gal.

NOTE: ALL OTHER GROUND AREAS TO BE SEEDED FOR GRASS

SITE STATISTICS

LOT SIZE:	5,575 SF
ACREAGE:	.13
TOTAL BEDROOMS ( PROPOSED)	12
BIKE/MOPED PARKING REQUIRED:	12
BIKE/MOPED PARKING PROVIDED:	15

DWELLING UNIT INFORMATION

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

**ARD EBERLE ARCHITECTS**

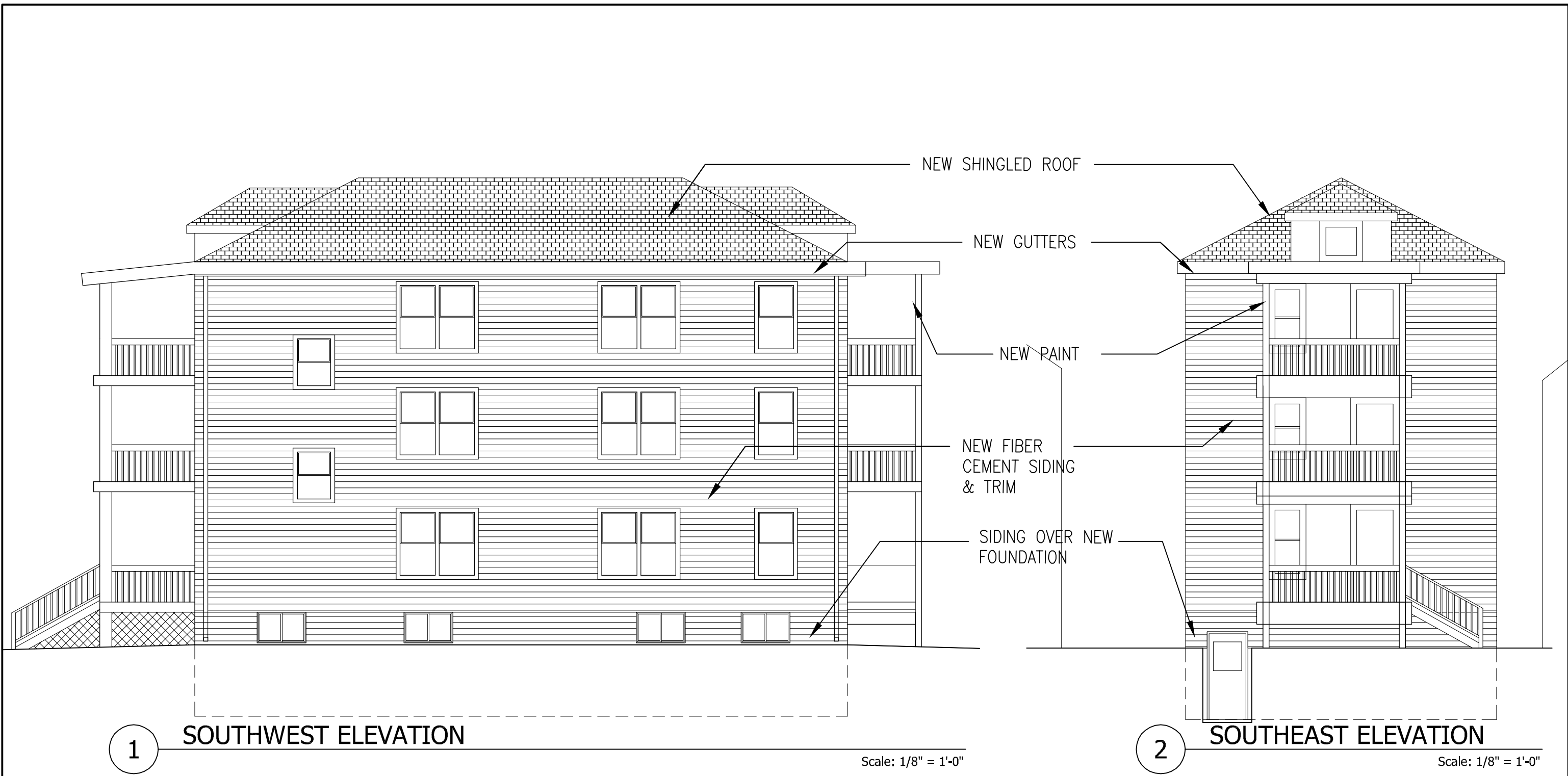
Owner: Brandon Cook  
531 West Mifflin Street

No.	Description	Date

**SITE/LANDSCAPE PLAN**

REV.	4/10/2012
Date	22 February, 2012
Drawn by	GB
Checked by	MA

**A1**  
Scale 1/16" = 1'-0"



1

SOUTHWEST ELEVATION

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

2

SOUTHEAST ELEVATION

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

**ARD EBERLE ARCHITECTS**

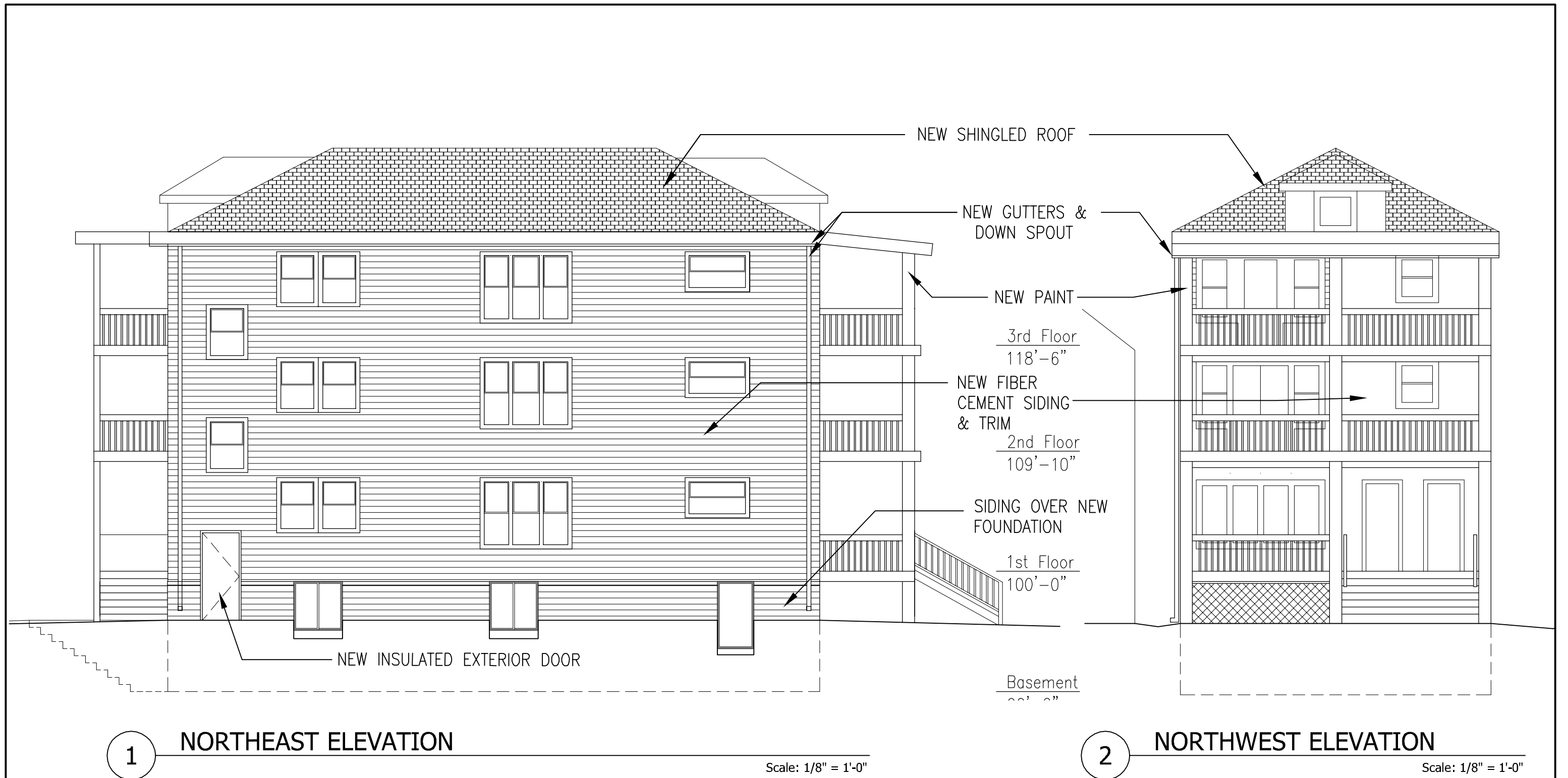
Owner: Brandon Cook  
531 West Mifflin Street

No.	Description	Date

**ELEVATIONS**

	REV. 3/21/2012
Date	22 February, 2012
Drawn by	GB
Checked by	MA

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



**ARD EBERLE ARCHITECTS**

Owner: Brandon Cook  
531 West Mifflin Street

No.	Description	Date

**ELEVATIONS**

	REV. 3/21/2012
Date	22 February, 2012
Drawn by	GB
Checked by	MA

**A-5**  
Scale 1/8" = 1'-0"