



Agenda Item #: 7

Project Title: 423-427 W Mifflin Street - Alder Referral for an Advisory Recommendation to the Plan Commission for a New Multi-Family Residential Building. (District 4)

Legistar File ID #: 85372

Members Present: Shane Bernau, Chair; Jessica Klehr, Marsha Rummel, Rafeeq Asad, Russell Knudson, Wendy von Below, Harry Graham, David McLean, and Anina Mbiliyi

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of November 6, 2024, the Urban Design Commission made an advisory motion to the Plan Commission to **APPROVE** a new multi-family residential building located at 423-427 W Mifflin Street. Registered and speaking in support was Kevin Burow. Registered in support and available to answer questions were Lorrie Heinemann, Abigail Wallhaus, Mary Strickland, and Linda Scott.

Summary of Commission Discussion and Questions:

The Commission noted that this is a really good job of keeping with the context, while also introducing a modern interpretation of what is there. The materials are very nice, not overdone, with accents to highlight the architecture. The beautiful, simple, attractive design is articulated all the way from the base to the sky.

The Commission noted that having trees, hardscape, and open spaces are very important.

The Commission commented that the recessed porches look very matched to the next-door neighbor.

The Commission commented on the landscape plan, noting it would be nice to see a layering of plant material to play off the neighboring corridor, and make connections to it. The stone mulch should be changed to shredded hardwood bark mulch in planting areas. The turf lawn along Mifflin Street isn't necessary; a ground cover planting would be fine, and eliminate the need for maintaining any turf.

Action

On a motion by Klehr, seconded by Asad, the Urban Design Commission made an advisory recommendation to the Plan Commission to **APPROVE** with the following finding and conditions:

- The Commission found the development proposal to be generally consistent with the recommendations in the Mifflandia Plan.
- The landscape plan shall be revised to show plantings along the east elevation, including a layering of plant material.
- The landscape plan shall be revised to show shredded hardwood bark mulch.
- The landscape shall be revised to remove the turf lawn along W Mifflin Street; ground cover planting is acceptable.

The motion was passed on a unanimous vote of (8-0).