

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: January 11, 2016

To: Plan Commission
From: Jenny Kirchgatter, Assistant Zoning Administrator
Subject: 433 - 439 West Mifflin Street

Present Zoning District: DR-2 and PD

Proposed Use: Demolish two (2) two-family dwellings at 433 and 437 W Mifflin St and one (1) single-family dwelling at 435 W Mifflin St. Construct a 46-unit apartment building and create three (3) residential lots with shared access and parking for three (3) existing and one (1) proposed multi-family residential building.

Requested Zoning District: DR-2 (Downtown Residential-2)

Conditional Use: Section 28.072(1): Multi-family dwelling containing more than 8 dwelling units is a Conditional Use.

Section 28.072(1): Residential building complex is a Conditional Use.

Plan Commission Review: Section 28.185: Demolition of a principal building requires Plan Commission approval.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project):

- A. Increase the width of proposed Lot 3 to a minimum of 40 feet wide. The minimum lot width for a 4-unit building or higher is 40 feet wide.

GENERAL OR STANDARD REVIEW COMMENTS

1. Section 28.185(7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Mr. George Dreckmann (608-267-2626).
2. Section 28.185(10). Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)5. shall submit documents showing compliance with the

plan within sixty (60) days of completion of demolition.

3. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission approval.
4. The setbacks for the existing residential buildings and proposed multi-family residence shall be shown on the site plan submitted for final sign-off.
5. The Supplemental Regulations (Section 28.151) for a residential building complex provide that setback requirements may be reduced as part of the conditional use approval, provided that equivalent open space areas are provided.
6. Provide a van accessible stall for the surface parking lot at 427 W Mifflin St. A van accessible stall is a minimum of 8 feet wide with an 8 foot wide access aisle.
7. Per Sections 28.141(4)(g) and 28.141(11), provide the required number of bicycle parking spaces meeting the long-term and short-term design and location requirements for residents and guests. A minimum of 46 bike stalls are required for the proposed multi-family dwelling plus a minimum of 10 bike stalls for the existing multi-family dwellings. Five (5) short-term guest bike parking stalls area required. Show the dimensions of the proposed bike stalls and access aisles. Provide details of the model of bike rack to be installed.
8. Relocate the surface guest bicycle parking spaces to meet the design and location requirements for short-term bicycle parking. Required short-term bicycle parking spaces shall be located in a convenient and visible area at least as close as the closest non-accessible automobile parking and within one hundred (100) feet of a principal entrance. The short-term guest bicycle parking spaces shall be distributed among the 4 buildings at two or more locations.
9. Per Section 28.142(3), landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect.
10. Provide details regarding the refuse disposal areas for the 3 existing buildings at 427, 441, and 443 W Mifflin St. All developments, except single family and two family developments, shall provide a refuse disposal area. Such area shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than eight (8) feet. If access to the refuse disposal area is shared, provide a copy of the agreement. Otherwise show the individual enclosures with details.
11. Submit a rooftop plan for the proposed building and identify any rooftop mechanical equipment and screening. Per Section 28.071(3)(h), all rooftop equipment, shall be screened from view from adjacent streets and public rights-of-way. Rooftop equipment

shall be screened from view from adjacent buildings to the extent possible.

12. Provide floor plans and elevations for the 3 existing buildings at 427, 441, and 443 W Mifflin St.

DR-2 ZONING CRITERIA

Requirements	Required	Proposed
Lot Area (sq. ft.)	3,000 sq. ft.	Lot 1: 8,682.3 sq. ft. Lot 2: 17,740.7 sq. ft. Lot 3: 6,264.6 sq. ft.
Lot Width	40' for 4-unit buildings and higher and for non-residential and mixed-use buildings	Lot 1: 41.82' Lot 2: 118.01' Lot 3: 38.00' (A)
Front Yard Setback	10'	TBD (4)(5)
Side Yard Setback	5'	TBD (4)(5)
Rear Yard Setback	20% of lot depth, but no less than 20'	TBD (4)(5)
Usable Open Space	20 sq. ft. per bedroom Proposed multi-family dwelling: 59 x 20 = 1,180 sq. ft. Existing dwellings: 22 x 20 = 440 sq. ft. 1,620 sq. ft total	7,200 sq. ft.
Maximum Lot Coverage	80% $32,687.6(.80) = 26,150.08$ sq. ft.	72% 23,672 sq. ft.
Minimum Building Height	2 stories	4 stories
Maximum Building Height	See Downtown Height Map (6 Stories)	4 stories
Stepbacks	See Downtown Stepback Map (None required)	4 th floor stepback

Site Design	Required	Proposed
Number Parking Stalls	No minimum (Central Area)	8 surface 28 underground 36 total
Accessible Stalls	Yes	1 surface 1 underground (6)
Loading	None	None
Number Bike Parking Stalls	Proposed multi-family dwelling: 1 per unit up to 2-bedrooms (46) Existing dwellings: 1 per unit up to	8 surface 44 underground

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	2-bedrooms plus ½ space per add'l bedroom (10) 1 guest paces per 10 units (5)	52 total (7)(8)
Landscaping and Screening	Yes	Yes (9)(10)(11)
Lighting	Yes	Yes
Building Forms	Yes	Yes (Large Multi-Family Building)

Other Critical Zoning Items	
Urban Design	No
Historic District	No
Floodplain	No
Adjacent to Park	No
Barrier Free (ILHR 69)	Yes
Utility Easements	Yes
Wetlands	No
Wellhead Protection District	No

PLANNING DIVISION STAFF REPORT

December 14, 2015

PREPARED FOR THE LANDMARKS COMMISSION



Application Type: DEMOLITION REPORT
Legistar File ID # 36427
Prepared By: Amy Scanlon, Preservation Planner
Date prepared: December 9, 2015

Summary

Relevant Ordinance section:

28.185(7)4. The Plan Commission shall consider the report of the City's historic preservation planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission.

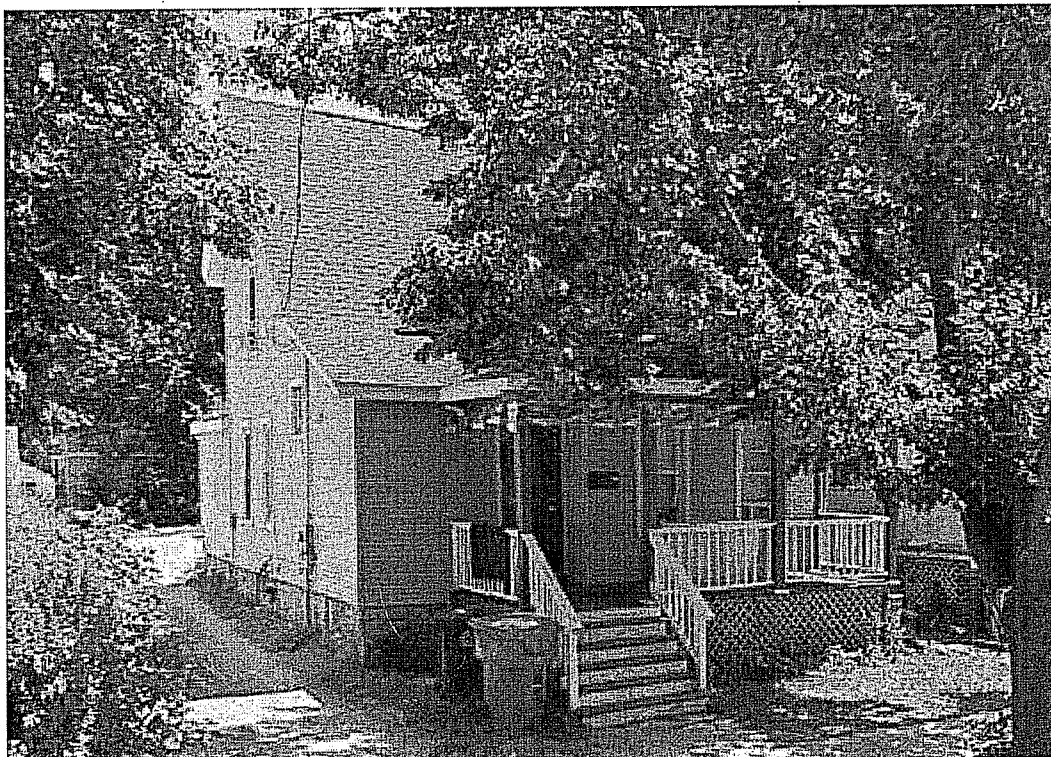
435 W Mifflin Street

Single family residential building originally constructed in 1889 (according to City Assessor).

Applicant: Catherine Ferrari, Knothe & Bruce Architects

Applicant's Comments: None.

Staff findings: A preservation file for this property does not exist.



Google street view

437 W Mifflin Street

Multi- family residential building originally constructed in 1905 (according to City Assessor). Part of a 3 building PUD site.

Applicant: Catherine Ferrari, Knothe & Bruce Architects

Applicant's Comments: None.

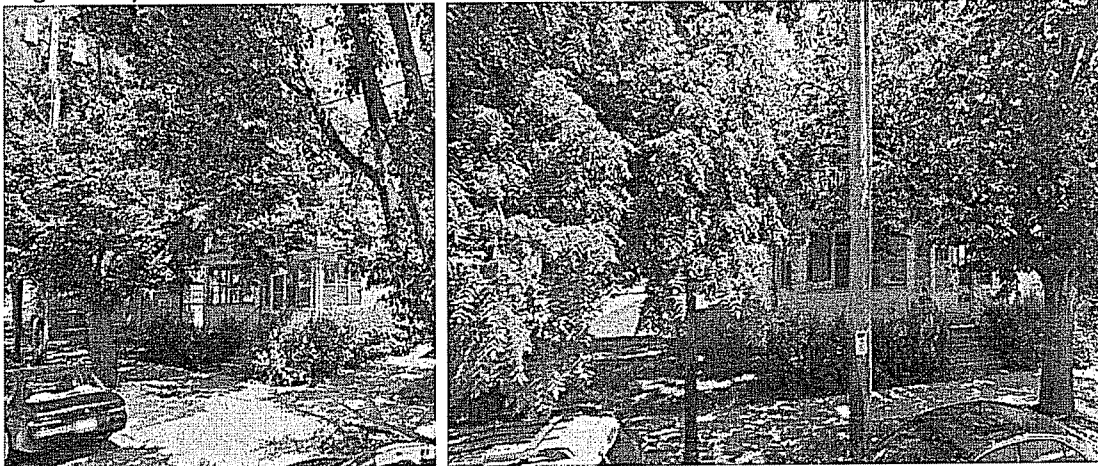
Staff findings: A preservation file for this property does not exist.



Google street view

433 West Mifflin Street

Single family residence constructed in 1885.



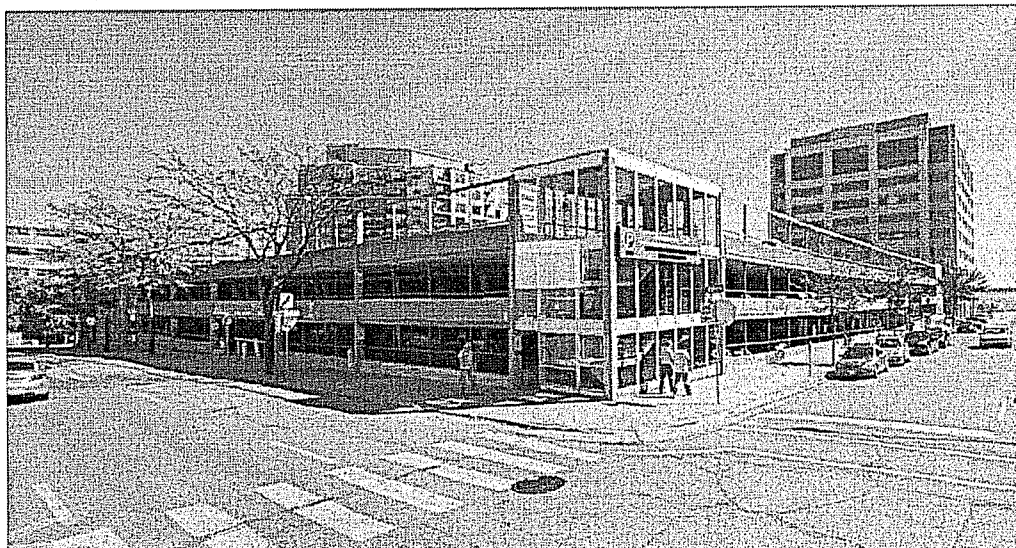
Applicant: Catherine Ferrari, Knothe & Bruce Architects

Applicant's Comments: None provided.

Staff findings: A preservation file for this property does not exist.

215 South Pinckney

City of Madison Government East Parking Ramp, date of construction unknown.



Applicant: Matthew Mikolajewski, City of Madison

Applicant's Comments: None provided.

Staff findings: A preservation file for this property does not exist.

AGENDA # 9

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: September 21, 2015

TITLE: Buildings Proposed for Demolition -
2015

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Amy Scanlon, Secretary

ADOPTED: September 21, 2015 POF:

DATED: September 21, 2015

ID NUMBER: 36427

Members present were: Stuart Levitan, Chair; Erica Fox Gehrig, Vice Chair; Marsha A. Rummel, David WJ McLean, Lon Hill, and Anna V. Andrzejewski

SUMMARY:

Levitan disclosed that he is on the Board of the Madison Development Corporation which is related to the demolition request for 433 W Mifflin and will facilitate the meeting, but will not participate in the discussion.

There was general discussion about the Abiel Brooks residence and that Abiel Brooks was an early settler of Madison, but that the residence has been significantly altered. The Commission noted that the existing leaded glass window should be salvaged.

There was general discussion about the demolition report which resulted in the following motions:

ACTION:

A motion was made by Andrzejewski, seconded by Gehrig, to report to the Plan Commission that the Landmarks Commission regrets the loss of the vernacular architecture located at 1906 Monroe Street. The motion passed by voice vote.

A motion was made by Gehrig, seconded by Andrzejewski, to report to the Plan Commission that the Landmarks Commission regrets the loss of the vernacular architecture located at 433 W Mifflin Street. The motion passed by voice vote.

A motion was made by Andrzejewski, seconded by McLean, to report to the Plan Commission that the Landmarks Commission regrets the loss of the concentration of vernacular residential structures located near Park Street and encourages the preservation and relocation of the building located at 911 Delaplaine Court. The motion passed by voice vote.

A motion was made by Andrzejewski, seconded by Rummel, to report to the Plan Commission that the Landmarks Commission finds that there is no known historic value for the buildings located at 1801 E Washington, 215 South Pinckney, 2087 Atwood, 1020 John Nolen Drive, 1101 University, 1121 University, 906 E Mifflin and 1917 Lake Point Drive. The motion passed by voice vote.

AGENDA # 6

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: December 14, 2015

TITLE: Buildings Proposed for Demolition –
2015
• 435 & 437 West Mifflin Street

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Amy Scanlon, Secretary

ADOPTED:

POF:

DATED: December 14, 2015

ID NUMBER: 36427

Members present were: Stuart Levitan, Chair; Anna V. Andrzejewski, Vice Chair; Erica Fox Gehrig, Lon Hill, David WJ McLean, Marsha A. Rummel, and Christina Slattery

SUMMARY:

There was general discussion about the demolition report which resulted in the following motion.

ACTION:

A motion was made by McLean, seconded by Rummel, to report to the Plan Commission that the Landmarks Commission finds that the buildings located at 435 and 437 E Mifflin have historic value related to the vernacular context of Madison's built environment, but that the buildings themselves are not historically, architecturally, or culturally significant. Rummel voted no. Levitan does not vote.

AGENDA # 8

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: December 9, 2015

TITLE: 433-439 West Mifflin Street – PD, 4-Story
Multi-Family Building with 46 Affordable
Units. 4th Ald. Dist. (41053)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: December 9, 2015

ID NUMBER:

Members present were: Richard Slayton, Acting Chair; Cliff Goodhart, Lois Braun-Oddo, Sheri Carter, Tom DeChant, Michael Rosenblum and John Harrington.

SUMMARY:

At its meeting of December 9, 2015, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PD located at 433-439 West Mifflin Street. Appearing on behalf of the project were Frank Staniszewski and Kevin Burow, both representing Madison Development Corp. Tax credits for this project require that a minimum of 75% of the units are affordable, which they generally surpass with their projects. They have had successful meetings with the neighborhood, three meetings with the steering committee Capitol Neighborhoods, with design alterations and a few other components coming from the neighborhood. Three existing buildings will be removed for this project. The building will front Mifflin Street with the drive coming in adjacent to property at 443 West Mifflin Street with a shared access easement for three properties. The building will be a combination of 3-stories on the front with a stepback to the fourth floor. Building materials are a combination of masonry, cut stone and cement board siding in different textures. Ornamental trees and shrubbery will be added on the Mifflin Street frontage, with larger trees in the back of the property; the side is associated with the access drive. HVAC units will be tucked into the balconies.

Comments and questions from the Commission were as follows:

- It's a small enough façade that I'd almost rather see just the stone and brick. It would be one thing if you were breaking up a long line of elements. Something with more character. A simplification of materials.
- The russet colored façade should be stone or brick in a simple form.
- I was thinking the same thing. Instead of 3 façade reads, just have the two on the ends (brick) and one in the middle (cast stone); maybe the cast stone could go up and be a parapet wall instead of a railing at that rooftop terrace to give it some differentiation and hierarchy.
- This scale doesn't need to be broken up, it should be in keeping with the older style of apartments.

ACTION:

On a motion by Harrington, seconded by DeChant, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (6-0). The motion provided the use of cast stone in the middle portion of the building, elimination of the arched russet color component with the stone up as a parapet, and elimination of the rail, with the option to maintain the rail.

No ratings were provided for this project.