



# City of Madison

## Conditional Use and Demolition

Location  
906 East Mifflin Street

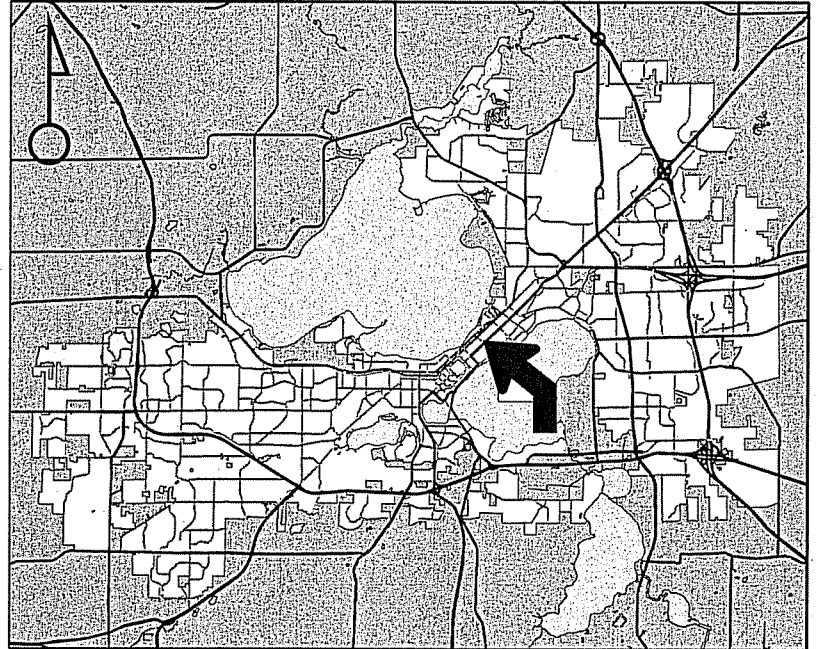
Project Name  
Wittenwyler Demolition & Construction

Applicant  
Michael Wittenwyler/Jacob Morrison-  
Morrison Architecture Studio

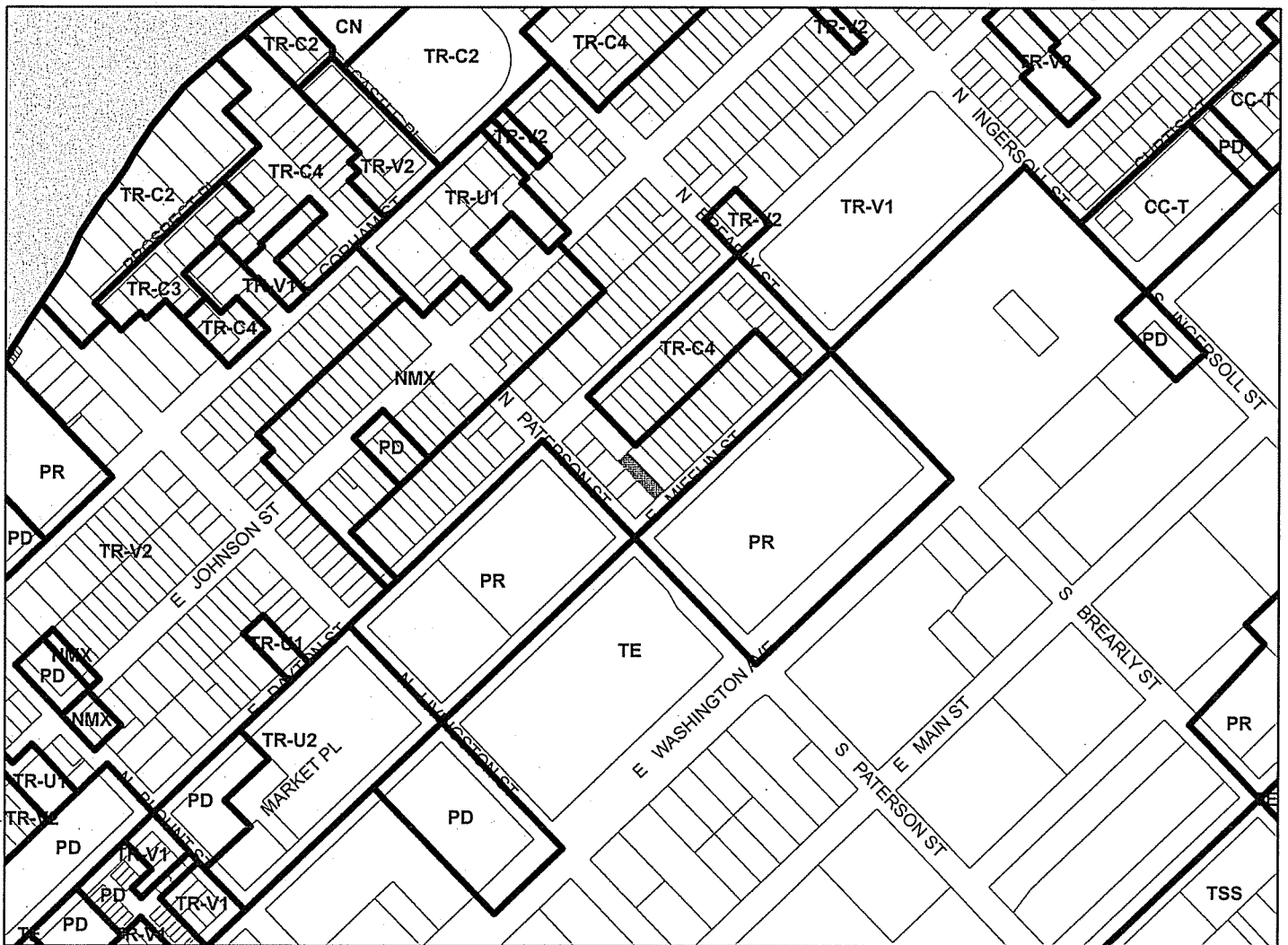
Existing Use  
Single-family residence

Proposed Use  
Demolish single-family residence and  
construct new single-family residence  
with detached accessory dwelling unit

Public Hearing Date  
Plan Commission  
13 June 2016

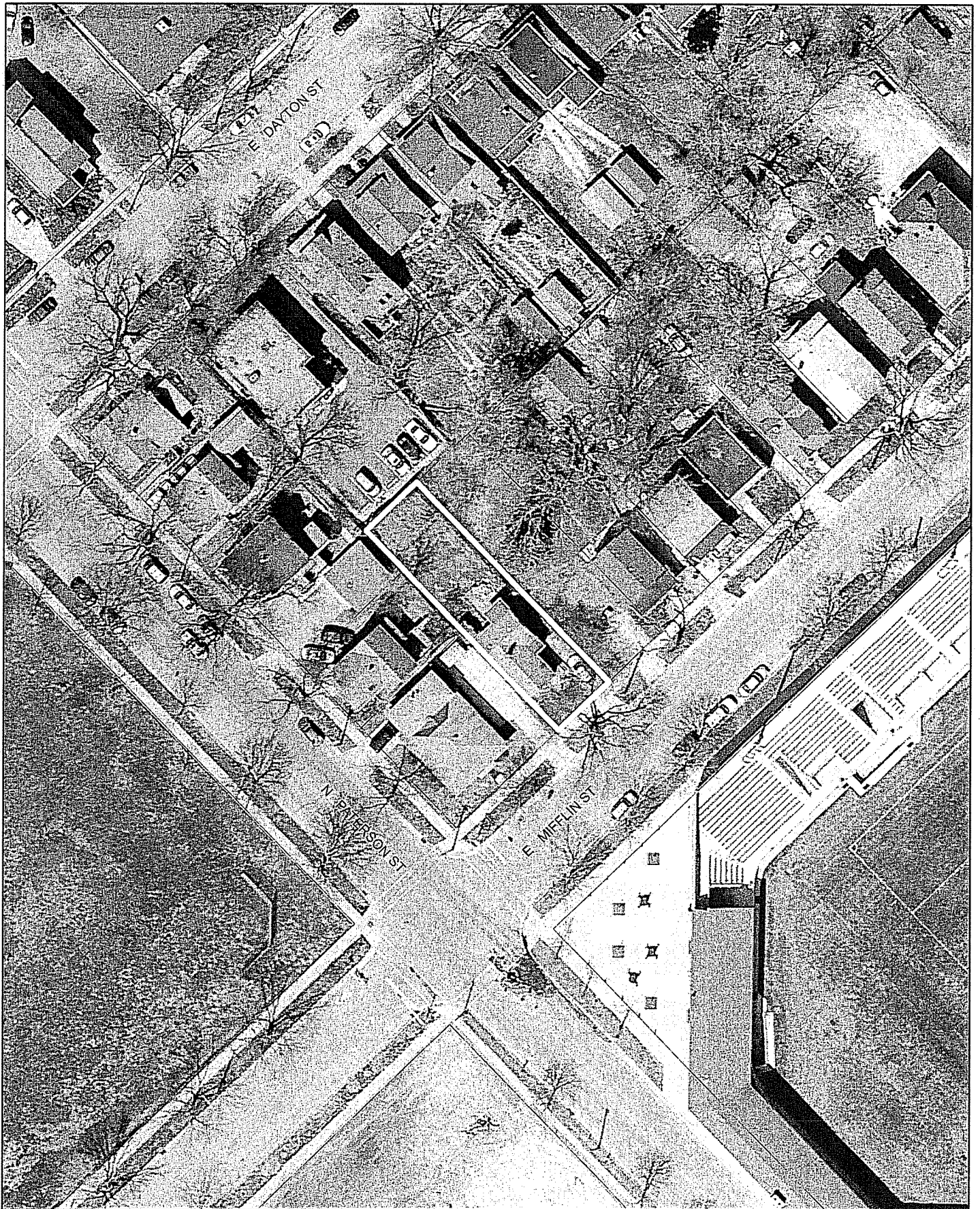


For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 07 June 2016





# 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](http://www.cityofmadison.com/developmentcenter/landdevelopment)

| FOR OFFICE USE ONLY:                             |  |
|--|--|
| Amt. Paid \$ <u>600</u>                          | Receipt No. <u>015602-0001</u>           |
| Date Received <u>4/22/16</u>                     |  |
| Received By <u>[Signature]</u>                   |  |
| Parcel No. <u>0709-31-1905-8</u>                 |  |
| Aldermanic District <u>TR-VI</u>                 |  |
| Zoning District <u>#2 - Zellers</u>              |  |
| Special Requirements <u>WP-24</u>                |  |
| Review Required By:                              |  |
| <input type="checkbox"/> Urban Design Commission | <input type="checkbox"/> Plan Commission |
| <input type="checkbox"/> Common Council          | <input type="checkbox"/> Other: _____    |

Form Effective: February 21, 2013

1. Project Address: 906 E. MIFFLIN ST.  
Project Title (if any): \_\_\_\_\_

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

- Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- 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: MICHAEL WITTENWYLER Company: \_\_\_\_\_  
 Street Address: 1 E. MAIN ST. City/State: MADISON, WI Zip: 53703  
 Telephone: (608) 284-2616 Fax: ( ) Email: MWITTENW@GKLAW.COM

Project Contact Person: JACOB MORRISON Company: MORRISON ARCHITECTURE STUDIO  
 Street Address: 1933 KEYES AVE. City/State: MADISON, WI Zip: 53711  
 Telephone: (608) 320-2258 Fax: (-) Email: JACOB@MORRISON-STUDIO.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: DEMOLITION OF EXISTING 1 STORY SINGLE FAMILY HOUSE TO BE REPLACED BY NEW 2 STORY SINGLE FAMILY RES.  
 Development Schedule: Commencement \_\_\_\_\_ Completion \_\_\_\_\_

## 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 ½ 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 <sup>2</sup> 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](mailto: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:

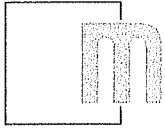
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

**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: FIRCUDW, K. Date: 3/3/16 Zoning Staff: KIRCHGATZEL, J Date: 3/3/16

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

Name of Applicant JACOB MORRISON Relationship to Property: ARCHITECT  
Authorizing Signature of Property Owner  Date 4/22/16 13



Wittenwyler/Marquez Residence  
906 East Mifflin St., Madison WI, 53703

**Application for Demolition Permit**

Attached drawings are for the application for a demolition permit of the existing single family residence at 906 E. Mifflin St. as well as the recycling plan for the proposed demolition.

Applicants are seeking to replace the demolished house with a new single family residence and accessory dwelling unit.

Applicants are not seeking any zoning variances for the new structure and have communicated with Alder Ledell Zellers and the Tenny-Lapham Neighborhood Associated, as well as with the city staff regarding the proposed structure.

**Project Team**

Owners:

Michael Wittenwyler ([mwittenw@gklaw.com](mailto:mwittenw@gklaw.com))  
and Jessica Marquez ([jesswisc@yahoo.com](mailto:jesswisc@yahoo.com))

Architect:

Jacob Morrison  
Morrison Architecture Studio  
608-320-2258  
[Jacob@morrison-studio.com](mailto:Jacob@morrison-studio.com)

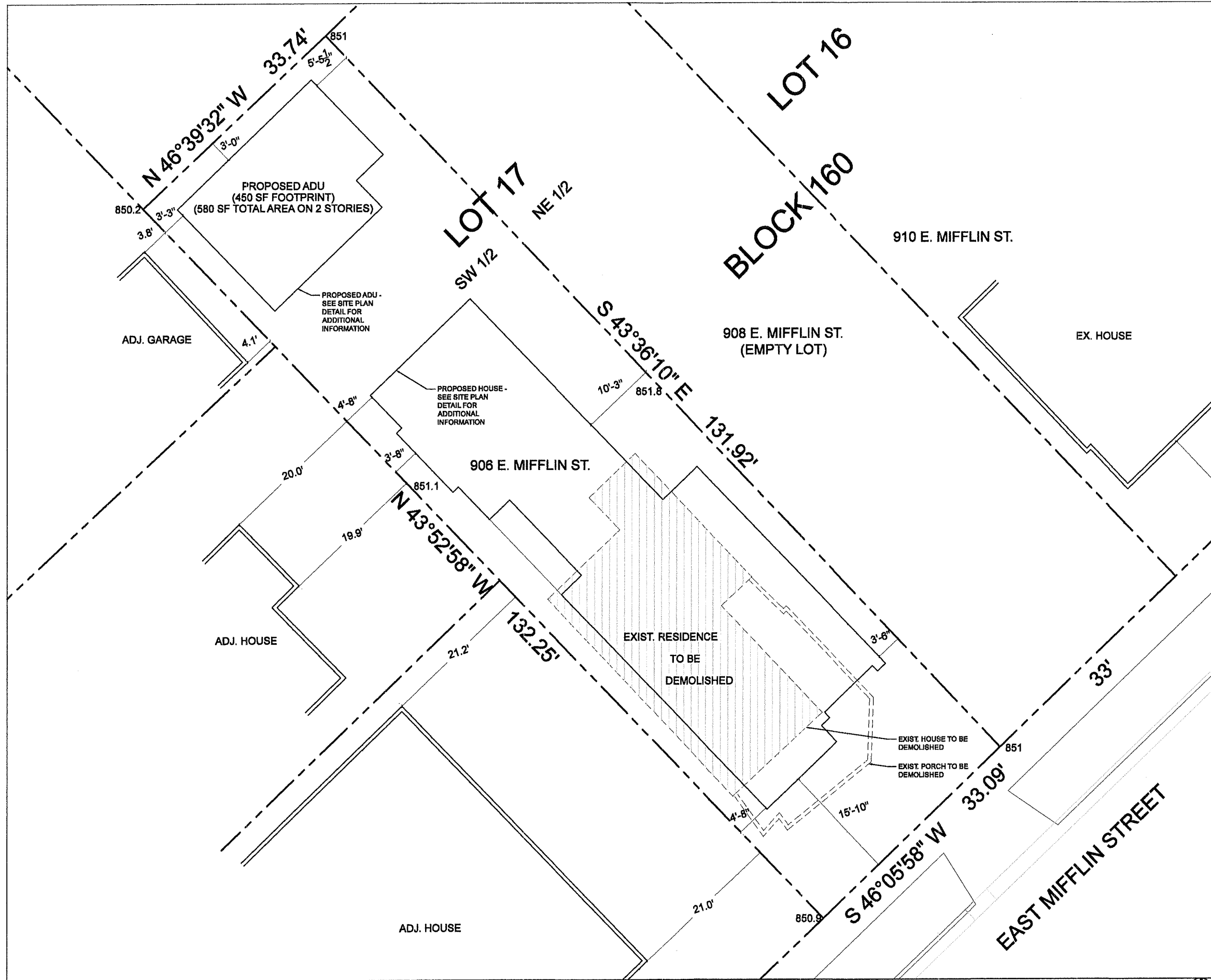
Contractor:

Jim Roloff  
Bluestone Custom Homes  
608-490-0525  
[jim@bluestonecustomhomes.com](mailto:jim@bluestonecustomhomes.com)

**Project Details**

Footprint - House 1660sf  
ADU 450sf  
Total Footprint on site - 2110sf

|   |                                |
|---|--------------------------------|
| Total SF'g - House - Basement - 850sf finished + 400sf unfinished - | 1250 total                     |
| First Floor - 1250sf + 410sf garage -                               | 1660 total                     |
| Second Floor - 1560sf   | 1560 total                     |
| Attic Floor - 1250sf  | <u>1250 total</u>              |
| Total SF'g  | 5720 (finished and unfinished) |
| ADU - First Floor - 450 sf  | 450 total                      |
| Second Floor (loft) - 150sf   | <u>150 total</u>               |
| Total SF'g  | 600                            |



**MORRISON  
ARCHITECTURE  
STUDIO**

CONTACT:  
JACOB MORRISON, AIA  
1933 KEYES AVE.  
MADISON, WI 53711  
608-320-2258

PROJECT:  
**WITTENWYLER/MARQUEZ RESIDENCE**  
906 E. MIFFLIN STREET  
MADISON, WI 53703

DATE: 04/22/16

PROJ#: 1510

| # | DATE     | REV.   |
|---|----------|--------|
| 1 | 04/22/16 | REVIEW |

TITLE:  
**SITE  
PLAN**

DRAWING #:  
**A0-0**

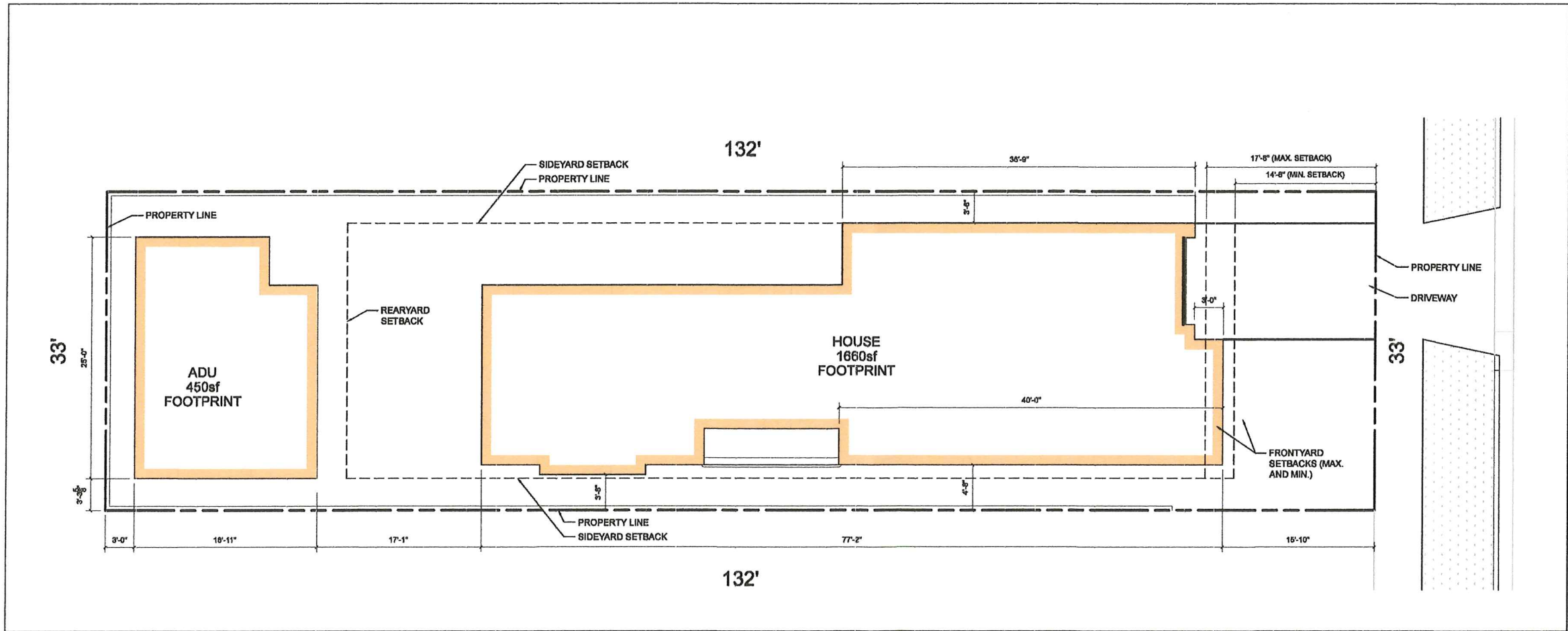
**MORRISON  
ARCHITECTURE  
STUDIO**

**CONTACT:**  
JACOB MORRISON, AIA  
1933 KEYES AVE.  
MADISON, WI 53711  
608-320-2258

**PROJECT:**  
WITTENWYLER/MARQUEZ RESIDENCE  
906 E. MIFFLIN STREET  
MADISON, WI 53703

| ZONING INFO                          |   |                             |
|--------------------------------------|---|-----------------------------|
| ZONING INFO                          | TR-V1<br>(SINGLE-FAMILY DETACHED)                           | 608 E. MIFFLIN ST.          |
| LOT AREA (SQ. FT.)                   | 3000  | 4356                        |
| LOT WIDTH                            | 30  | 33                          |
| FRONT YARD SETBACK                   | 20  | SEE MAX./MIN. NUMBERS BELOW |
| MAX. FRONT YARD SETBACK              | NO MORE THAN 20% GREATER THAN BLOCK AVERAGE, UP TO 30' MAX. | 17'-8" (MIN. + 20%)         |
| MIN. FRONT YARD SETBACK              | AVERAGE OF EXIST. PRINCIPAL BLDGS, MIN. OF 10'              | 14'-8" (SEE CHART)          |
| SIDE YARD SETBACK                    | LOT WIDTH < 60': 10% OF LOT WIDTH                           | 3.3'                        |
| REAR YARD                            | LESSER OF 25% OF LOT DEPTH OR 25'                           | 25'                         |
| MAXIMUM HEIGHT                       | 2 STORIES/26'   | 2 STORIES                   |
| MAXIMUM LOT COVERAGE                 | 70%   | 3049                        |
| MAXIMUM BLDG COVERAGE                | N/A   |                             |
| USABLE OPEN SPACE (SQ. FT. PER D.U.) | 500   |                             |

| SETBACK AVERAGING INFO   |                  |
|--|------------------|
| PROPERTY ADDRESS   | SETBACK          |
| 101 N. PATERSON ST. (ENTRANCES ARE ON BOTH PATERSON AND MIFFLIN STREETS) | 12'-4"           |
| 906 E. MIFFLIN ST.   | SUBJECT PROPERTY |
| 914 E. MIFFLIN ST.   | VACANT           |
| 916 E. MIFFLIN ST.   | 12'-9"           |
| 918 E. MIFFLIN ST.   | 14'-8"           |
| 920 E. MIFFLIN ST.   | 20'-0"           |
| 922 E. MIFFLIN ST.   | 13'-8"           |
| 924 E. MIFFLIN ST.   | 14'-0"           |
| 926 E. MIFFLIN ST.   | 13'-0"           |
| 930/932 E. MIFFLIN ST.   | 20'-0"           |
| 938 E. MIFFLIN ST.   | 13'-8"           |
| 940 E. MIFFLIN ST.   | 14'-0"           |
| 944 E. MIFFLIN ST.   | 13'-8"           |
| <b>AVERAGE</b>   | <b>14'-8"</b>    |



|        |          |        |
|--------|----------|--------|
| DATE:  | 04/22/16 |        |
| PROJ#: | 1510     |        |
| #      | DATE     | REV.   |
| 1      | 04/22/16 | REVIEW |

**TITLE:**  
SITE PLAN  
DETAIL AND  
ZONING INFO

**DRAWING #:**  
**A1-0**

**MORRISON  
ARCHITECTURE  
STUDIO**

CONTACT:  
JACOB MORRISON, AIA  
1933 KEYES AVE.  
MADISON, WI 53711  
608-320-2258

PROJECT:  
**WITTENWYLER/MARQUEZ RESIDENCE**  
906 E. MIFFLIN STREET  
MADISON, WI 53703

DATE: 04/22/16

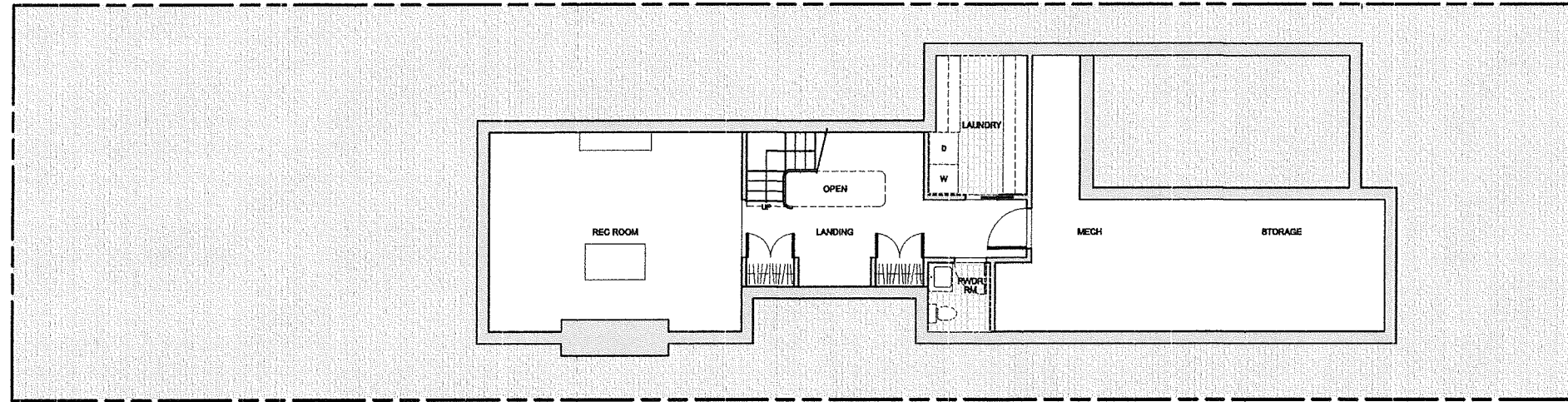
PROJ.#: 1510

| # | DATE     | REV.   |
|---|----------|--------|
| 1 | 04/22/16 | REVIEW |

TITLE:  
**FLOOR  
PLANS**

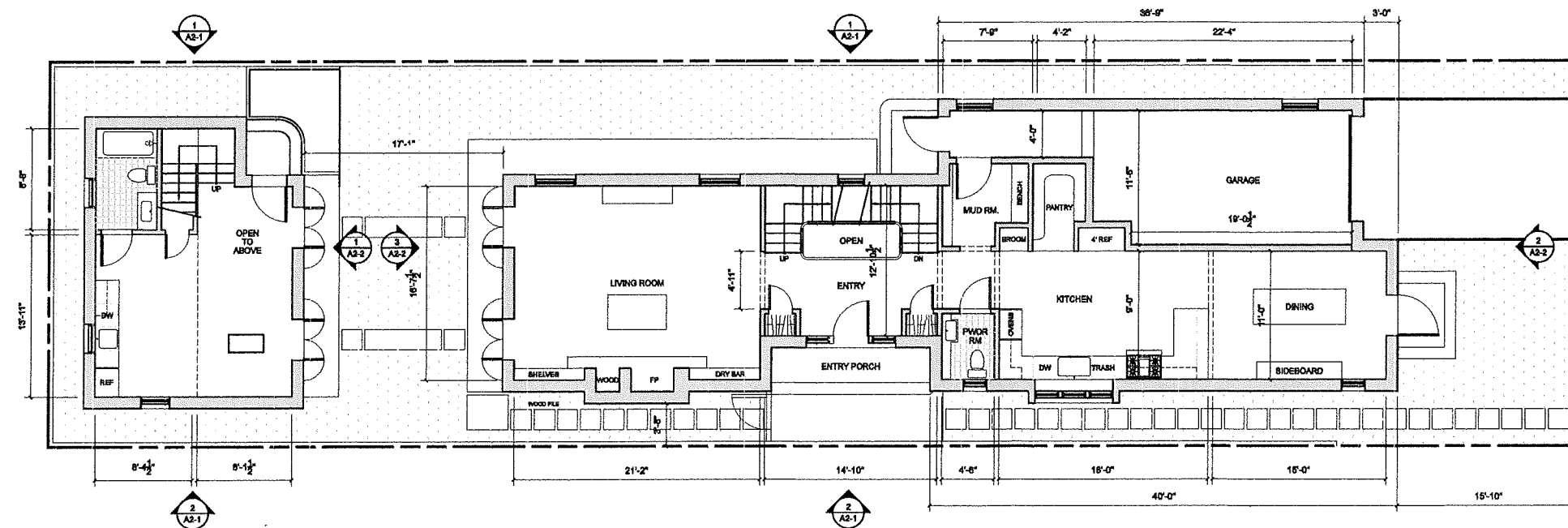
DRAWING #:

**A1-1**



1 BASEMENT

1/8"=1'-0"



2 GROUND FLOOR

1/8"=1'-0"



**MORRISON  
ARCHITECTURE  
STUDIO**

CONTACT:  
JACOB MORRISON, AIA  
1933 KEYES AVE.  
MADISON, WI 53711  
608-320-2258

PROJECT:  
**WITTENWYLER/MARQUEZ RESIDENCE**  
906 E MIFFLIN STREET  
MADISON, WI 53703

DATE: 04/22/18

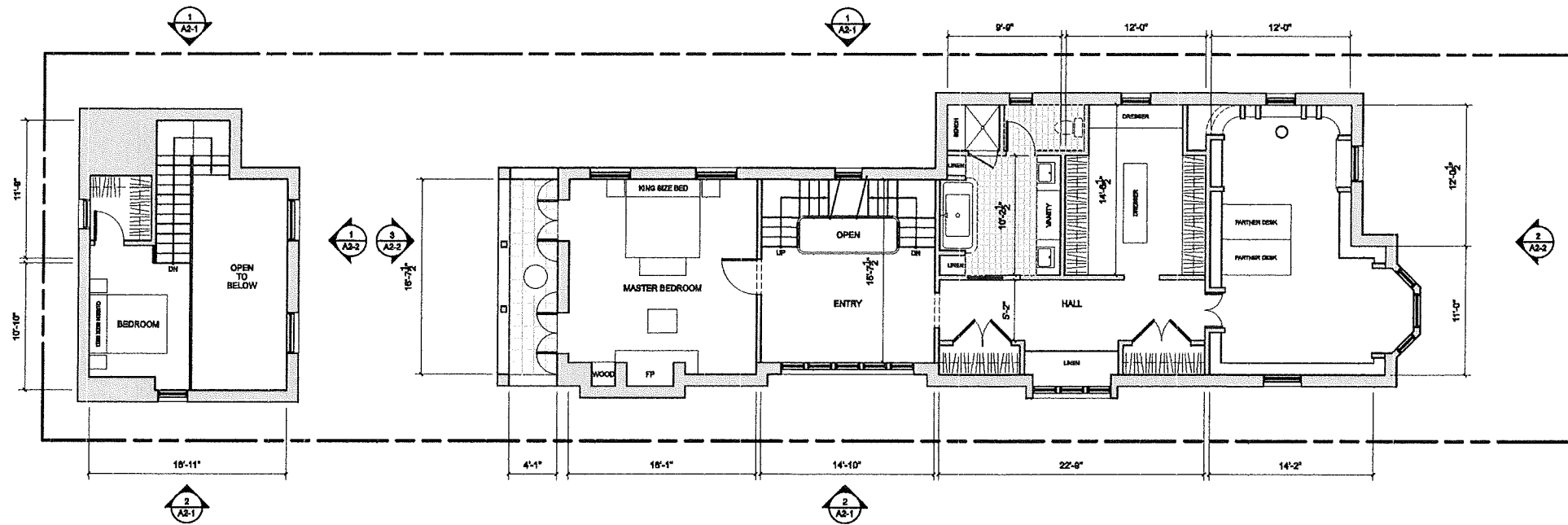
PROJ.#: 1510

| # | DATE     | REV.   |
|---|----------|--------|
| 1 | 04/22/18 | REVIEW |

TITLE:  
**FLOOR  
PLANS**

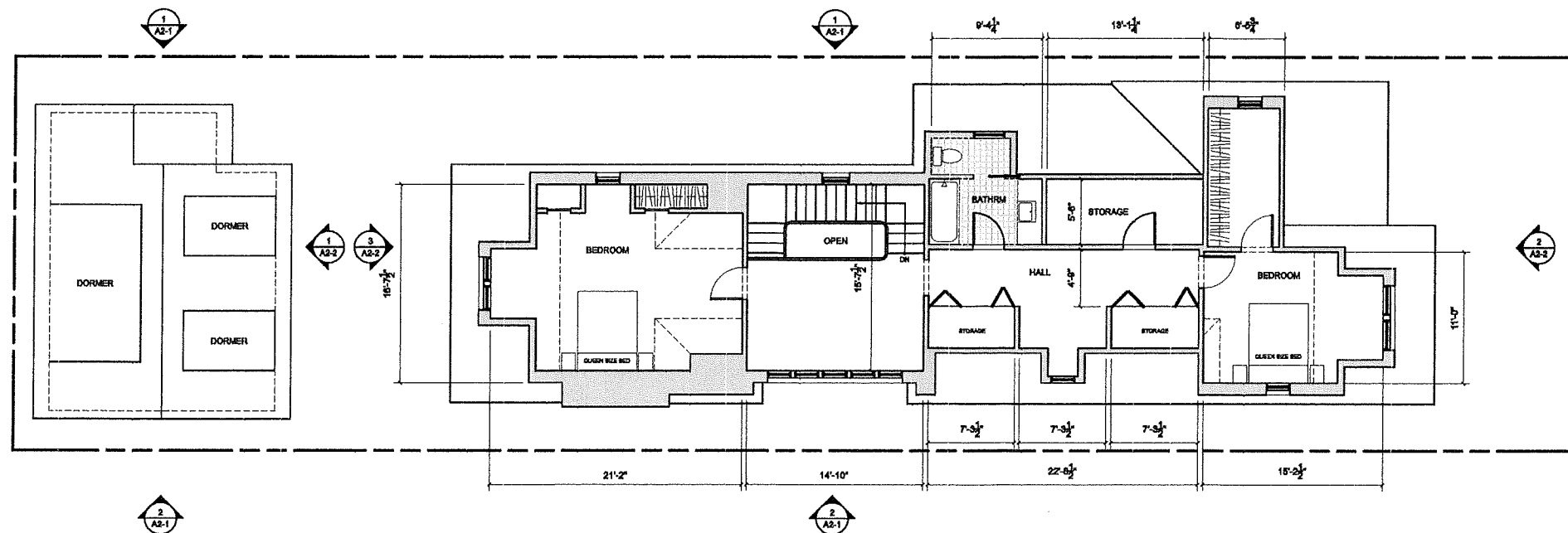
DRAWING #:

**A1-2**



**1 SECOND FLOOR**

1/8"=1'-0"



**2 ATTIC FLOOR**

1/8"=1'-0"

**MORRISON  
ARCHITECTURE  
STUDIO**

CONTACT:  
JACOB MORRISON, AIA  
1933 KEYES AVE.  
MADISON, WI 53711  
608-320-2258

PROJECT:  
**WITTENWYLER/MARQUEZ RESIDENCE**  
906 E. MIFFLIN STREET  
MADISON, WI 53703

DATE: 04/22/16

PROJ.#: 1510

| # | DATE     | REV.   |
|---|----------|--------|
| 1 | 04/22/16 | REVIEW |

TITLE:  
**ELEVATIONS**

DRAWING #:

**A2-1**



**1** EAST ELEVATION

1/8"=1'-0"



**2** WEST ELEVATION

1/8"=1'-0"

**MORRISON  
ARCHITECTURE  
STUDIO**

CONTACT:  
JACOB MORRISON, AIA  
1933 KEYES AVE.  
MADISON, WI 53711  
608-320-2258

PROJECT:  
**WITTENWYLER/MARQUEZ RESIDENCE**  
906 E. MIFFLIN STREET  
MADISON, WI 53703

DATE: 04/22/16

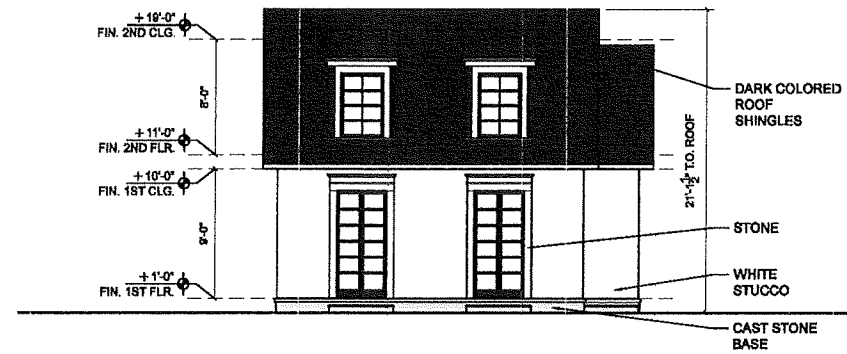
PROJ#: 1510

| # | DATE     | REV.   |
|---|----------|--------|
| 1 | 04/22/16 | REVIEW |

TITLE:  
**ELEVATIONS**

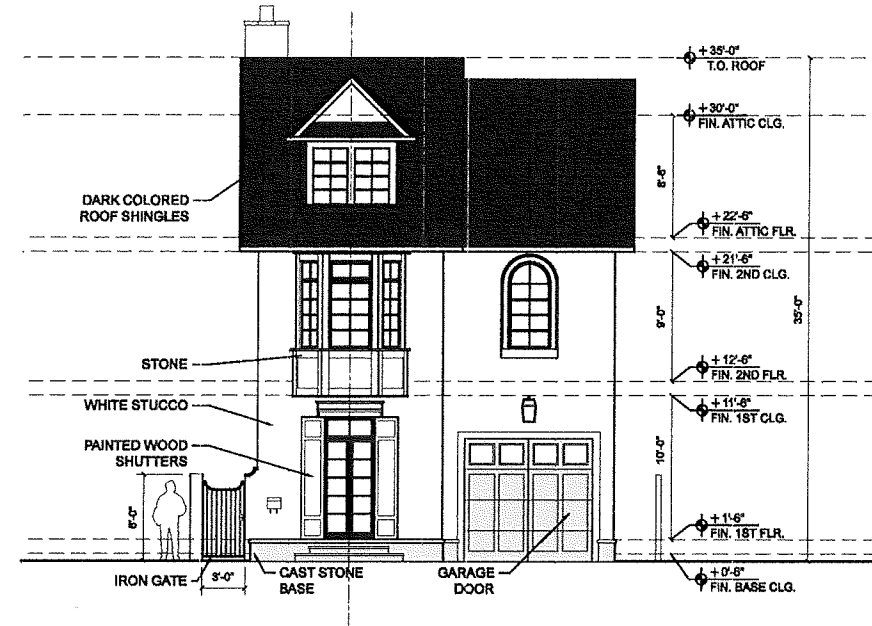
DRAWING #:

**A2-2**



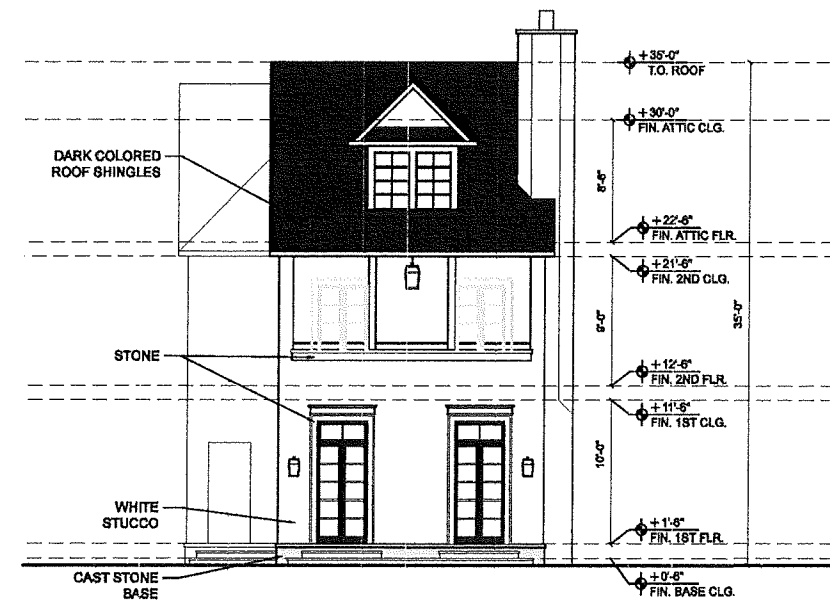
**1** ADU SOUTH ELEVATION

1/8"=1'-0"



**2** SOUTH ELEVATION

1/8"=1'-0"



**3** NORTH ELEVATION

1/8"=1'-0"

906 E. Mifflin - Existing House



906 E. Mifflin - Front of house



906 E. Mifflin - Back of house



906 E. Mifflin - Living Room



906 E. Mifflin - Kitchen



906 E. Mifflin - Bedroom



906 E. Mifflin - Basement