

October 21, 2015

Ms. Katherine Cornwell
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent - Conditional Use
435 W. Mifflin St.
Madison, WI

Ms. Katherine Cornwell:

The following is submitted together with the plans and application for the staff and plan commission consideration of approval.

Organizational Structure:

Owner/Developer: Madison Development Corp.
550 W. Washington Ave.
Madison, WI 53703
Phone: 608-256-2799
Contact: Frank Staniszewski
Frank@mdcorp.org

Engineer: Burse Surveying & Engineering, Inc.
2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9266
Contact: Peter Fortlage
pfortlage@bse-inc.net

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste. 201
Middleton, WI 53562
Phone: 608-836-3690
Contact: Randy Bruce
rbruce@knothebruce.com

Landscape Design: Paul Skidmore, Landscape Architect
13 Red Maple Trail
Madison, WI 53717
Phone: 608-826-0032
Contact: Paul Skidmore
paulskidmore@tds.net

Introduction:

The proposed development is located at 433-439 W. Mifflin Street four blocks southwest of Capitol Square. The developer is proposing a 4-story multi-family building that will include 46 affordable housing units over an underground parking garage for 28 cars. The housing component will provide a diverse unit mix, including two bedrooms, one bedrooms, one bedroom with den, and efficiency units. The proposed development location will provide easy access to employment and many amenities within walking distance.

Madison Development Corporation owns the 4 lots at 427-441 W. Mifflin Street. These 4 lots will be reconfigured into three lots with the center lot accommodating the redevelopment (a Certified Survey Map will be submitted with this conditional use application to redefine the underlying lots for the development.) 427 W. Mifflin Street is a brick Tudor style home that currently sits on a double lot with rear yard parking. That lot will become a single width lot and the parking reduced. The lot at 437-443 is a three-building PD that will be reduced in size.

Project Description:

The redevelopment site is currently occupied by one single-family rental (435 W. Mifflin St.) and two rental duplexes (433 and 437-439 W. Mifflin St.). The development proposes to deconstruct the existing single-family and duplex structures and construct a multi-family building with 46 apartments. The proposed deconstructed structures have been used for student-oriented housing for years and are in various states of disrepair. The Mifflin St. streetscape is enhanced by the selective deconstruction of the three most dilapidated structures.

The multi-family building will be three stories in height along Mifflin St. stepping up to four stories to mitigate the apparent height. The building facades are well articulated and activate the street level. The primary residential entry is at the southwest corner of the building with private townhouse entries facing Mifflin St. The residential scale of Mifflin Street is preserved through the use of the multiple porch entries, the vertical articulation of the massing and the step-back at the fourth floor. The exterior materials will be a combination of masonry on lower elevations with vertical and horizontal fiber-cement siding on upper elevations. Landscaping along the main façade provides an attractive streetscape for pedestrians.

Vehicular access to the underground parking garage is achieved from a shared driveway on Mifflin St. and the garage entrance is screened from street view. Bicycle parking is conveniently located on the surface and in the below grade parking garage.

Zoning and Conditional use approvals:

The existing site is zoned PD and DR-2. A number of years ago Madison Development Corporation constructed a duplex and four-unit at 443 and 441 W. Mifflin St. on the lands zoned PD. An existing duplex at 437-439 W. Mifflin St. was also included in this one-lot PD. This older duplex is proposed for deconstruction and rather than amend the PD District the applicant is proposing to rezone the remainder of the PD to DR-2.

The proposed redevelopment requires the following conditional uses within the DR-2 District:

- Allowance of a Residential Building Complex (RBC)
- Residential development greater than 8 units

Demolition Standards

The redevelopment proposes the deconstruction of the existing two-unit and single-family residences. The three Mifflin St. structures that are proposed for deconstruction have significant problems that limit their long-term viability as quality housing. Images of the existing structures and additional information are attached. We believe that the demolition standards can be met. The demolition will allow for new high-quality affordable housing within the downtown center. A Re-use and Recycling Plan will be submitted prior to the deconstruction of the structures.

Neighborhood Input:

Several meetings have been held with the alderperson and neighborhood representatives. A general neighborhood meeting was held on October 8th, 2015. The development proposal for the site has been adjusted over the past several months in response to the input received.

Site Development Data:

<u>Densities:</u>	<u>435 W. Mifflin</u>	<u>441-443 W. Mifflin</u>	<u>427 W. Mifflin</u>
Lot Area in S.F.	17,741 S.F.	8,682 S.F.	6,264 S.F.
Lot Area in Acres	0.41 acres	0.20 acres	0.14 acres
Dwelling Units	46 DU	6 DU	4 DU
Lot Area / D.U.	386 S.F./D.U.	1,447 S.F.	1,566 S.F.
Density	112 units/acre	30 units/acre	29 units/acre
Open Space	4,271 S.F.	1,497 S.F.	1,402 S.F.
Open Space / D.U.	72 S.F./Bedroom	83 S.F./Bedroom	358 S.F./Bedroom
Lot Coverage	14,140 S.F. (80% of total lot)	5,855 S.F. (67% of total lot)	3,677 S.F. (59% of total lot)

Vehicle Parking:

Surface:	0 stalls	2 stalls	6 stalls
Underground:	28 stalls	0 stalls	0 stalls
Total	28 stalls	2 stalls	6 stalls

Bicycle Parking:

Surface – STD. 2'x6'	8 stalls	0 stalls	0 stalls
Underground – STD. 2'x6'	44 stalls	0 stalls	0 stalls
Total	52 stalls	0 stalls	0 stalls

Gross Floor Areas:

Residential Area	40,995 S.F.	6,798 S.F.	1,948 S.F.
Underground Parking	11,095 S.F.	0 S.F.	0 S.F.
Total Gross Area	52,090 S.F.	6,798 S.F.	1,948 S.F.

Dwelling Unit Mix:

Efficiency	8	0	0
One Bedroom	24	0	4
One Bedroom+Den	1	0	0
Two Bedroom	13	2	0
Three Bedroom	0	2	0
Four Bedroom	0	2	0
Total Dwelling Units	46	6	4

Building Height:

Three and Four Stories	2.5 Stories	2.5 Stories
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Project Schedule:

This project is planned to start construction on July 1, 2016 and be completed on July 1, 2017.

Thank you for your time reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Randy Bruce". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

J. Randy Bruce
Managing Member