

# Zoning Text GDP/SIP

The Mifflin Street Apartments  
437-441 W. Mifflin Street  
Madison, WI 53703

**Legal Description:** The lands subjects to this planned unit development shall include those described in Exhibit A, attached hereto.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of One rear yard 4 unit building consisting of 2-2 bedrooms and 2-4 bedrooms and the replacement of one two unit building with 2-3 bedrooms. Two of the 4 bedroom units will be rented at market rates of about \$1,900 per month. Two of the 2 bedroom units will be restricted to residents earning 60% or less of County Median Income (CMI), and two 3 bedroom units will be restricted to tenants earning below 60% of CMI. All restricted income 2 bedroom units will be rented for \$975 per month and three Bedrooms at \$1120. The building will also provide 5 surface parking stalls. The property is about .25 of one acre, or 10,890 square feet. The buildings are 2.5 stories tall. The residential floors of the two-unit building will be 1188 sq ft per floor. There are also exterior porches containing 424.7 square feet. The front duplex at 437-9 W. Mifflin contains 1 – 2 bedroom rented at \$775 and 1-3 bedroom rented at \$875. These rents are affordable at 50% CMI.
- B. **Permitted Use:**
1. Those that are stated as permitted uses in the R6 zoning district. The use will be residential apartments.
- C. **Lot Area:** As stated in exhibits, attached hereto.
- D. **Floor Area Ratio:**
1. Maximum floor area ratio proposed is determined to be 1.119. Permitted in R6 zoning is 2.
  2. Maximum building height shall be 2 1/2 stories or as shown on approved plans. The total height of the building of significantly lower then the maximum height allowed for buildings within 1 mile of the Capital.
- 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 & Loading:** Accessory off-street parking and loading will be provided as shown on approved plans.
- H. **Lighting:** Site lighting will be provided as shown on approved plans.
- I. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinance, as compared to the R6 district, or signage will be provided as approved on the recorded plans.
- J. **Family Definition:** The family definition of this PUD\_SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R6 zoning district.
- K. **Alterations and Revisions:** No Alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the zoning Administrator may issue permits for minor alterations or 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 Plan Commission.

**Exhibit A**  
**Legal Descriptions**  
**437-441 W. Mifflin Street**  
**Madison, WI 53703**

**LOT 1**

Legal Description: Parcel Number: 070923116169 Address: 437 W Mifflin St

Lot Number: 3

Block Number: 43

Original Plat NE ½ OF

**LOT 2**

Legal Description: Parcel Number: 070923116177 Address: 441 W Mifflin St

Lot Number: 3

Block Number: 43

Original Plat SW ½ OF