

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # \_\_\_\_\_  
Project # \_\_\_\_\_

23784

DATE SUBMITTED: <u>AUGUST 31, 2011</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>SEPT. 7, 2011</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation (IF POSSIBLE)

PROJECT ADDRESS: 433 CASTWELL COURT, 434 S. THORNTON AVE., 1526 JENIFER ST.  
ALDERMANIC DISTRICT: 6

OWNER/DEVELOPER (Partners and/or Principals) COMMON WEALTH DEVELOPMENT, INC. ARCHITECT/DESIGNER/OR AGENT: GLUECK ARCHITECTS  
1501 WILLIAMSON STREET 116 N. FEW ST.  
MADISON, WI 53703 MADISON, WI 53703

CONTACT PERSON: JIM GLUECK  
Address: 116 N. FEW ST.  
MADISON, WI 53703  
Phone: 608 251-2551  
Fax: 251-2550  
E-mail address: glueckarch@sbcglobal.net

TYPE OF PROJECT:  
(See Section A for:)

- Planned Unit Development (PUD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)  
 New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)  
 R.P.S.M. Parking Variance (Fee required)

(See Section D for:)  
 Comprehensive Design Review\* (Fee required)  
 Street Graphics Variance\* (Fee required)  
 Other \_\_\_\_\_



\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

July 11, 2011

Planning & Development  
215 Martin Luther King Jr. Blvd.  
Madison, WI. 53701

RE: Letter of Intent - Re-Zone to PUD-SIP  
433 Cantwell Court, 1526 Jenifer Street & 434 South Thornton Avenue

It is the intent of Common Wealth Development, Inc. to redevelop the above site into a 12 unit residential housing development. The proposed redevelopment is located on 0.254-acre site (11,066 sq.ft) located at the corner of Cantwell Court, Jenifer Street & South Thornton Avenue. The redevelopment will include three residential buildings containing a total of 12 apartments. Six of the apartments will be barrier free apartments designed for persons with disabilities. The buildings will have a mix of 4 one-bedrooms, 4 two-bedrooms and 4 three-bedroom apartments.

The development will be funded in part by HOME Funds, administered by CDBG.

The design of the project has been developed with input from neighborhood meetings, which has resulted in general endorsement. The project will begin construction in October 2011 and will be ready for occupancy in the summer of 2012.

Development Team:

Owner/Developer/Property Manager/  
Project Coordinator

Common Wealth Development, Inc.  
1501 Williamson Street  
Madison, WI. 53703  
256-3527 #14, 256-4499 FAX

Architect:

Glueck Architects  
116 North Few Street  
Madison, WI. 53703  
251-2551, 251-2550 FAX

Attorney:

Lauren K. Lofton  
Solheim Billing & Grimmer, S.C.  
One S. Pinckney Street, Suite 301  
P.O. Box 1644  
Madison, WI 53701-1644

General Contractor/Landscaper:

Not yet selected

**ZONING TEXT FOR HOUSING DEVELOPMENT**  
**433 Cantwell Court, 1526 Jenifer Street & 434 South Thornton Avenue**

Planned Unit Development District

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

**A. Statement of Purpose**

The Planned Unit development is established as a medium density residential district to provide flexibility in land planning. The planned unit development is established to provide for a development that includes twelve dwelling units of mixed size and design. No Parking is provided on site.

**B. Permitted Uses**

The P.U.D. will be developed as 12 units for residential purposes. The following uses are permitted:

- 1) As provided in R-5 residential district
- 2) Multi-family dwellings
- 3) Accessory Uses including but not limited to the following:
  - a) Home occupations and professional offices in a house as defined in Sec. 28.03 (2) of the City of Madison Zoning Code.
  - b) Dependency living arrangements for persons with disabilities.
- 4) Recreational play structures designed for children.
- 5) One small exterior building for storage of maintenance, grounds keeping and gardening equipment.

**C. Lot Area:**

As stated on Exhibit A, attached hereto.

**D. Building Height**

Maximum building height shall be three stories.

**E. Yard Requirements**

Yard area shall be provided as shown on approved plans.

**F. Landscaping**

Site landscaping will be provided by as shown on approved plans.

**G. Accessory Off-Street Parking & Loading**

1. Accessory off street parking will not be provided.
2. One loading space will be provided as shown on approved plans.
3. Bicycle parking shall be provided as shown on approved plans.

H. Lighting:

Site lighting is not provided.

I. Signage:

Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R-5 Residential District, or signage will be provided as approved on the recorded plans.

J. Family Definition:

The family definition for this PUD-SIP shall coincide with the definition given in Chapter 28.03 (2) of the Madison General Ordinances.

K. Alterations & Revisions:

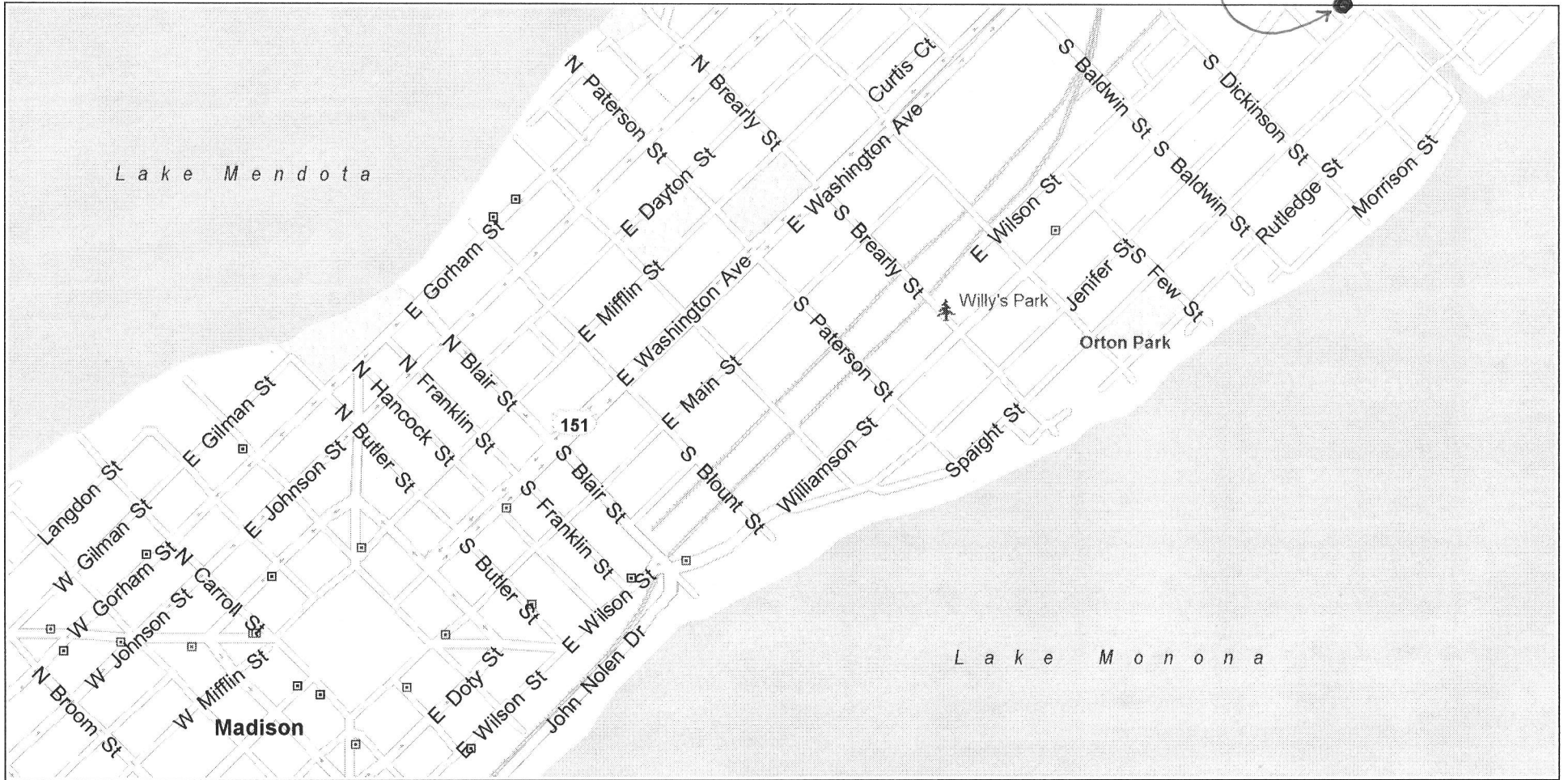
No alteration or revision of this Planned Unit Development shall be permitted unless permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue Permits for minor alterations or additions which are approved by the Director of Planning & Development and the district Alderperson and are compatible with the concept stated in the under-laying General Development Plan approved by the City Plan Commission.

**Exhibit A**

See attached drawings, including site survey and architectural plans.

Madison, Wisconsin, United States

PROJECT LOCATION



0 mi 0.2 0.4 0.6 0.8

433 CANTWELL COURT  
1526 JENIFER STREET  
434 THORNTON AVE.

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LOCATOR MAP



# LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All Land Use Applications should be filed directly with the Zoning Administrator.

434 S. THORNTON AVE.  
1526 JENIFER STREET  
433 CANTWELL COURT

1. **Project Address:** 433 CANTWELL COURT **Project Area in Acres:** 0.254

**Project Title (if any):** N/A

2. **This is an application for:** (PUD-SIP)

<b>Zoning Map Amendment</b> (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<b>Rezoning to or Amendment of a PUD or PCD District:</b> <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input checked="" type="checkbox"/> Ex. Zoning: <u>R4</u> to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan	
<input type="checkbox"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests (Specify):</b> _____

### 3. Applicant, Agent & Property Owner Information:

Applicant's Name: PAUL JASENSKI Company: COMMON WEALTH DEVELOPMENT, INC.  
 Street Address: 150 WILLIAMSON ST. City/State: MADISON, WI Zip: 53703  
 Telephone: (608) 256-3527 Fax: (608) 256-4499 Email: paul@cwd.org

Project Contact Person: JIM GLUECK Company: GLUECK ARCHITECTS  
 Street Address: 116 N. FEW ST. City/State: MADISON, WI Zip: 53703  
 Telephone: (608) 251-2551 Fax: (608) 251-2550 Email: giveckarch@sbcglobal.net

Property Owner (if not applicant): COMMON WEALTH DEVELOPMENT, INC.  
 Street Address: 1501 WILLIAMSON STREET City/State: MADISON, WI Zip: 53703

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: REHABILITATION OF 3 4-UNIT RESIDENTIAL BUILDINGS

Development Schedule: Commencement OCT 2011 Completion SUMMER 2012

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
GQ _____	
Zoning District _____	
For Complete Submittal	
Application _____	Letter of Intent _____
IDUP _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Ngrbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

**5. Required Submittals:**

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
  - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee: \$1250** See the fee schedule on the application cover page. 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 (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

**In Addition, The Following Items May Also Be Required With Your Application:**

- For any applications proposing demolition or removal of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

**6. Applicant Declarations:**

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
  - The site is located within the limits of MARQUETTE SCHENK-ATWOOD NEIGH. Plan, which recommends: MEDIUM-DENSITY RESIDENTIAL USE for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:
  - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:  
MARSHA RUMMEL (5-23-11) MARQUETTE NEIGHBORHOOD ASSOCIATION (5-23-11)
  - NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence 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: (DAT meeting) Date: 6-30-11 Zoning Staff: (DAT meeting) Date: 6-30-11
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name PAUL JASENSKI by COMMON WEALTH DEVELOPMENT, LLC Date 7/13/11  
 Signature [Signature] Relation to Property Owner HOUSING DEVELOPER

Authorizing Signature of Property Owner [Signature] Date 7/13/11

August 31, 2011

Planning & Development  
215 Martin Luther King Jr. Blvd.  
Madison, WI. 53701

RE: Urban Design Commission  
PUD-SIP Approval Process  
433 Cantwell Court, 1526 Jenifer Street & 434 South Thornton Avenue

The design of the project has been developed with input from neighborhood meetings, which has resulted in general endorsement. We are retaining the existing buildings.

Siding will be either vinyl or fiber cement, depending on budget. At this time it is unclear if the budget will allow for fiber cement. However, we will use composite trim (such as Miratec) around windows, for banding and corners. We will keep existing board sizes and siding exposure dimension as close to existing as possible.

No signage is proposed.





EAST ELEVATION  
SCALE 1/4" = 1'-0"



SOUTH ELEVATION  
SCALE 1/4" = 1'-0"



NORTH ELEVATION  
SCALE 1/4" = 1'-0"



WEST ELEVATION  
SCALE 1/4" = 1'-0"

434 SOUTH THORNTON AVENUE

7/13/11	COMMON WEALTH DEVELOPMENT JENIFER/CANTUELL/THORNTON MADISON WISCONSIN REMODELED APARTMENTS	<b>glueck architects</b> 116 North Few Street, Madison, WI 53703 (608)251-2551	1124 OF
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EAST ELEVATION  
SCALE 1/4" = 1'-0"



NORTH ELEVATION  
SCALE 1/4" = 1'-0"



SOUTH ELEVATION  
SCALE 1/4" = 1'-0"



WEST ELEVATION  
SCALE 1/4" = 1'-0"

1526 JENIFER STREET

7/13/11	COMMON WEALTH DEVELOPMENT JENIFER/CANTWELL/THORNTON MADISON WISCONSIN REMODELED APARTMENTS	<b>glueck architects</b> 116 North Fen Street, Madison, WI 53703 (608)251-2551	1124 OF
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433 CANTWELL COURT PLANT LIST

Quantity	Planting Size	Scientific Name	Common Name
6	#5	Buxus x 'Green Mountain'	Green Mountain Boxwood
6	1 Gal	Carex elata 'Bowles Golden'	Gold Sedge
6	4.5in Pot	Hosta sieboldiana 'Elegans'	Sieboldiana Elegans Hosta
1	#1 Grade	Hydrangea aborescens 'Annabelle'	Annabelle Hydrangea
10	1 Gal	Fernisetum alopecuroides	Fountain Grass
3	4.5in Pot	Rudbeckia fulgida var. fulgida	Fulgida Black Eyed Susan
3	4.5in Pot	Sedum 'Autumn Joy'	Autumn Joy Sedum
9	12-15in	Spiraea japonica 'Little Princess'	Little Princess Spirea
1	2-3'	Syringa 'Miss Kim'	Miss Kim Lilac
2	15-18in BB	Taxus x media 'Tautonii'	Tautonii Yew
3	12in	Weigela florida 'Minuet'	Minuet Weigela

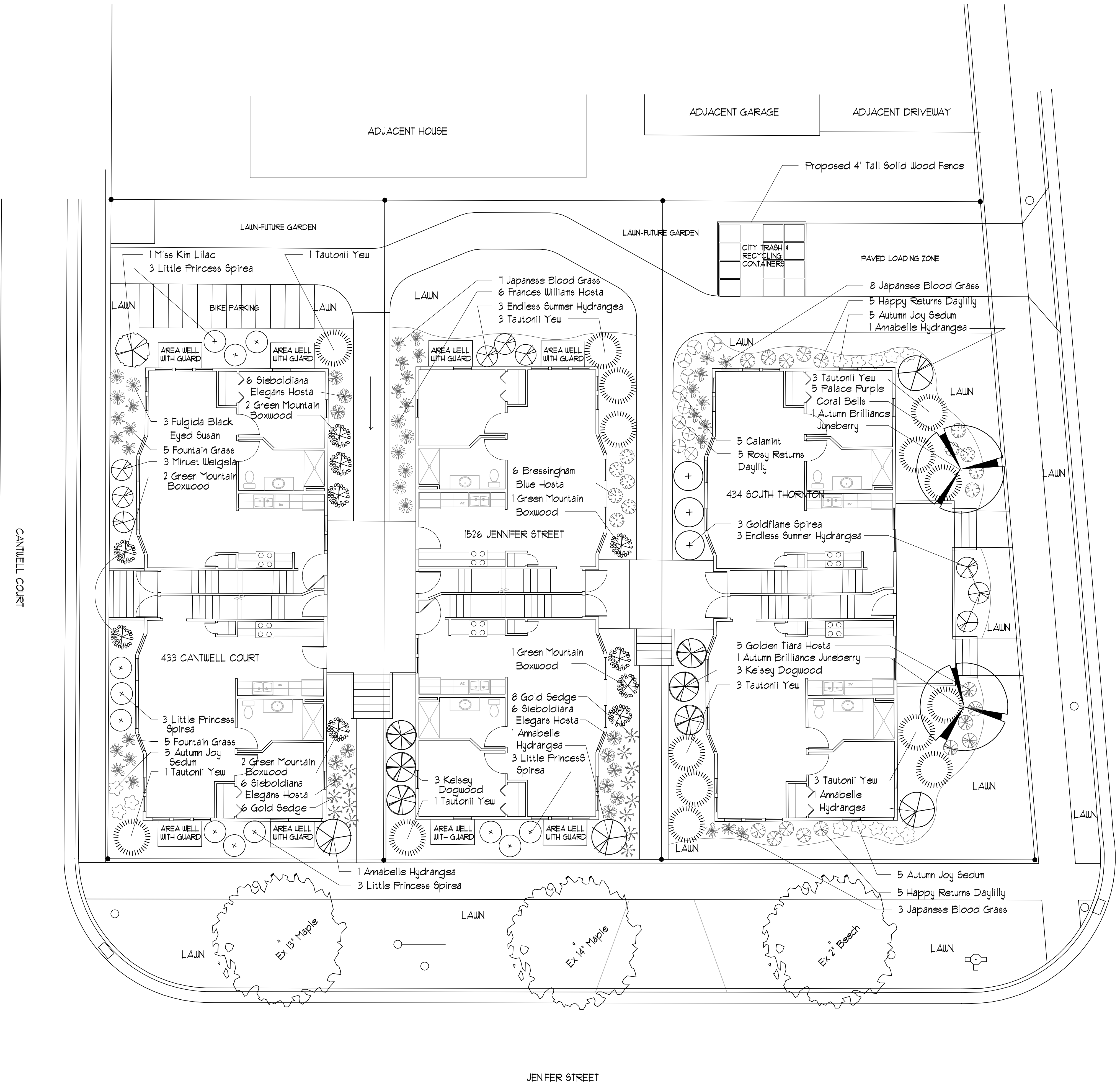
1526 JENNIFER STREET PLANT LIST

Quantity	Planting Size	Scientific Name	Common Name
4	#5	Buxus x 'Green Mountain'	Green Mountain Boxwood
8	1 Gal	Carex elata 'Bowles Golden'	Gold Sedge
3	15in	Cornus sericea 'Kelsey'	Kelsey Dogwood
6	1 Gal	Hosta 'Bressingham Blue'	Bressingham Blue Hosta
6	4.5in Pot	Hosta 'Frances Williams'	Frances Williams Hosta
6	4.5in Pot	Hosta sieboldiana 'Elegans'	Sieboldiana Elegans Hosta
3	#1 Grade	Hydrangea 'Endless Summer'	Endless Summer Hydrangea
1	#1 Grade	Hydrangea aborescens 'Annabelle'	Annabelle Hydrangea
1	1 Gal	Imperata cylindrica 'Red Baron'	Japanese Blood Grass
3	12-15in	Spiraea japonica 'Little Princess'	Little Princess Spirea
4	15-18in BB	Taxus x media 'Tautonii'	Tautonii Yew

434 SOUTH THORNTON PLANT LIST

Quantity	Planting Size	Scientific Name	Common Name
2	2in BB	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Juneberry
5	4.5in Pot	Calamintha nepeta 'Montrose White'	Calamint
3	15in	Cornus sericea 'Kelsey'	Kelsey Dogwood
10	1 Gal	Hemerocallis 'Happy Returns'	Happy Returns Daylily
5	4.5in Pot	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily
5	4.5in Pot	Heuchera micrantha 'Palace Purple'	Palace Purple Coral Bells
5	4.5in Pot	Hosta 'Golden Tiara'	Golden Tiara Hosta
3	#1 Grade	Hydrangea 'Endless Summer'	Endless Summer Hydrangea
2	#1 Grade	Hydrangea aborescens 'Annabelle'	Annabelle Hydrangea
11	1 Gal	Imperata cylindrica 'Red Baron'	Japanese Blood Grass
10	4.5in Pot	Sedum 'Autumn Joy'	Autumn Joy Sedum
3	15-18in	Spiraea japonica 'Goldflame'	Goldflame Spirea
9	15-18in BB	Taxus x media 'Tautonii'	Tautonii Yew

- NOTES:
- All plant beds to be edged with black vinyl edging when they abut lawn.
  - Plant beds to be mulched with 3" shredded hardwood bark.
  - Trees planted in lawn areas to receive a 6' diameter shredded hardwood mulch ring.
  - Perennial beds to have 3' of soil mix made of 60% topsoil, 30% compost and 10% sand tilled 3" into soil.
  - If a perennial above specified at 1 gal is available in a 4.5 inch pot the size may be substituted but only at the time of bidding.
  - Contractor is responsible for verifying all plant quantities. Plan shall preside over the plant list.



CANTWELL COURT

JENIFER STREET



EAST ELEVATION  
SCALE 1/4" = 1'-0"



SOUTH ELEVATION  
SCALE 1/4" = 1'-0"



NORTH ELEVATION  
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WEST ELEVATION  
SCALE 1/4" = 1'-0"

433 CANTWELL COURT

7/13/11	COMMON WEALTH DEVELOPMENT JENIFER/CANTWELL/THORNTON MADISON WISCONSIN REMODELED APARTMENTS	<b>glueck architects</b> 116 North Fern Street, Madison, WI 53703 (608)251-2551	1124 OF
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