



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

FOR OFFICE USE ONLY:

Amt. Paid _____ Receipt No. _____

Date Received _____

Received By _____

Parcel No. _____

Aldermanic District _____

Zoning District _____

Special Requirements _____

Review Required By:

Urban Design Commission Plan Commission

Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 740 JENIFER STREET
Project Title (if any): _____

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

- Zoning Map Amendment from TR-V1 to PD
- 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 Matty Company: Renaissance Property Group
 Street Address: 2132 Fardem Ave City/State: Madison Zip: WI
 Telephone: 608 301-0000 Fax: () _____ Email: MMATTY@RPGRENTALS.COM

Project Contact Person: Michael Matty Company: Renaissance Property Group WI
 Street Address: 2132 Fardem Ave City/State: Madison WI Zip: 53704
 Telephone: 608301-0000 Fax: () _____ Email: MMATTY@RPGRENTALS.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: LOT DIVISION
RENOVATION OF HISTORIC HOUSE, NEW 12 UNIT APARTMENT

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/altere 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 1/2 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 ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Information & 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.

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:

Alders: 3.14.14, 4.18.14, MNA 4.22.14, 4.29.14

→ 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: PAUL Scanlon Date: 4.23.14 Zoning Staff: DAT Date: 5.27.14

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

Name of Applicant Michael Matty Relationship to Property: Owner
Authorizing Signature of Property Owner [Signature] Date 6.27.14



PROPERTY MANAGEMENT, INC.

2132 Fordem Ave
Madison, WI 53704
T 608.301.0000

staff@rpgrentals.com
www.rpgrentals.com

RPG Rentals • 608.301.0005

#324220

Amended - June 27, 2014

Ms. Katherine Cornwell
Director of Planning
Department of Planning and Development
215 Martin Luther King Jr., Blvd.
Madison WI 53703

Re: Letter of Intent
Land Division - CSM - Creating Single Family Lot
Rezoning Second Lot -TR-V1 to PD
740 Jenifer Street
Madison WI 53703

Dear Ms. Cornwell,

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration and approval.

Organizational Structure:

Owner: Renaissance Property Group, LLC
2132 Fordem Avenue
Madison WI 53704
608.301.0000
contact: Michael Matty
mmatty@rpgrentals.com

Architect: InSite Consulting Architects
115 E. Main Street
Madison WI 53703
608.467.0359
contact: Chris Oddo
chris@icsarc.com

Engineer: Pierce Engineering, Inc
10 W Mifflin Street
Madison WI 53703
608.256.7304
contact: Kurt Frey
kdf@pierceengineers.com

Landscape: Richard Slayton
821 West Lakeside Street
Madison WI 53715
rslayton@erdman.com

Introduction

The site is located at 740 Jenifer Street. The site is 8,279 sq. ft. in size, and fronts both Jenifer Street and the Southern side of Williamson Street. The existing home has seen many years of deferred maintenance and up-keep due to the inability of a single elderly woman who resided in the home since childhood and up until her recent death at the age of 103. She resided in the home

alone, with the closest family member living in Illinois. The project developer, Renaissance Property Group, llc, proposes the splitting of the existing lot into two independent lots via a CSM, with each new lot having direct street frontage. Renaissance Property Group proposes a restoration and complete renovation of the existing home at 740 Jenifer Street, and the addition of a new 12 unit apartment building on the newly formed lot fronting Williamson Street.

The renovated home will consist of 3 bedrooms 2.5 baths plus den, single family home. The developer intends to sell the home and new lot upon completion of the renovation.

The proposed 12 unit apartment building will be 3 stories over a structured underground 6 stall parking garage fronting Williamson Street. Although the proposed development exceeds the current density recommendations of the Williamson Street BUILD Plan, and TR-V1 zoning, it does achieve many of the city and neighborhood plan's goals.

PD - GDP -SIP Boundaries.

The proposal was initially presented with the entire lot included in a PD - SIP development plan. However after direction from city staff and zoning administrator, the Jenifer Street lot will be created using existing allowed zoning, while the Williamson Street lot and apartment building development is amended and submitted under a PD-SIP application.

Williamson Street BUILD II Plan /Third Lake Ridge Historic District

This site sits in the Third Lake Ridge Historic District and the 700 Block of Williamson Street, part of the Better Urban Infill Development Program II. The BUILD plan calls for 2.5 stories on the Northern Side of the 700 block of Williamson Street. Although this proposed development will exceed the height recommendations of BUILD II, and the density recommendations of the existing TR-V1 zoning, we believe that this proposal merits an exception to the this recommendation on several key issues.

The top neighborhood priorities in the BUILD II plan:

1. Preserve neighborhood Structures
2. Promote Pedestrian Friendly Design
3. Support Diversity
4. Support Local Businesses
5. Allow contemporary, but historically compatible architecture
6. Allow moderate increases in residential density in appropriate locations
7. Maintain and promote housing affordability

Moreover, Per Section C sub. (2) - Preservation, affordable housing and structured parking. A preservation bonus for an additional floor may be granted on the same parcel or an adjoining parcel or parcels within the 200 ft. visually related area in exchange for the substantial rehabilitation and restoration of any existing building in the district constructed prior to 1945.

Renaissance Property Group will renovate and restore 740 Jenifer Street built 1890 - 1,380 sq. ft. Renaissance Property Group is also renovating 754 Jenifer Street - built 1873 - 3,800 sq. ft.

The BUILD II plan also calls for:

- Mend Gaps in Neighborhood Fabric
- Redevelop vacant and non-historic sites in manner appropriate in scale and pattern
- Parking shall be located underground whenever possible
- Encourage using high visibility sites for distinctive land-mark quality buildings
- Reflect local building traditions without being falsely historic.
- Do not over design, modesty of design, minimalism, sturdy structure,

- Use familiar proportions, dimensions, shapes, and material
- Seek precedent for unusual design features. quirky non formal

Deconstruction / Partial Demolition

The developer plans to remove the sub-standard constructed addition on the back of the existing home at 740 Jenifer Street. The addition sits on a partial footing wall and is over un-excavated ground with no crawl space or access. It has sunk in the center and is pulling away from the original structure. It currently is a gutted kitchen addition without appliances or water service. The developer will attempt to save and re-use the exterior cedar siding material, as well as any structural timber, if possible. The accessory out-building (non historic by date and material) will also be removed. The roof has caved in and the walls are bowing outward.

Project Description

The home at 740 Jenifer Street will be restored and renovated and a new 3,876 sq. ft. lot with 74.49 ft of frontage on Jenifer Street will be created with a CSM under current allowed zoning. The home will be completely renovated on the interior with new mechanicals, wiring, plumbing and fixtures. Structurally the basement will be secured and fortified with new engineered system. The wood plank flooring which exist throughout on both floor levels, will be retained and reused. Interior trim if possible will be reused. The home will be insulated throughout — no insulation exist currently. New kitchen, 2.5 new baths, 3 bedrooms, living, dinning with family room / den. The exterior cedar siding will be retained, repaired and or replace where needed. New roof, gutters, and energy efficient windows in keeping with Third Lake Historic District standards will be installed as part of the renovation. All new landscaping and tree plantings will be installed. A crushed granite parking pad will be added where a gravel drive / parking pad now exist.

The proposed 12 unit apartment building will be added to the newly formed 4,403 sq. ft. lot with 58.02 feet fronting Williamson Street. The proposed structure will consist of high quality exterior material keeping in mind the historic material present in the block, while not looking 'falsely historic'. The proposed structure will be modern in design, with unusual design features called out in the BUILD plan, while taking it cues from the shape, form, volume and flow of the existing historic buildings that surround the proposed structure. The 3 story building will be built with green technology, reclaimed wood, metal, concrete, and glass. A street level lobby with a strong presence constructed with large windows and glass door will serve as the main lobby and building entrance from Williamson Street. Vehicular traffic will enter from Williamson Street. The power lines, cable and phone lines will be buried in front of the new building. Convenient bicycle parking will be provided underground, both in set aside parking area as well as wall-stored secure locations at the front of each parking stall. A bike washing station will be provided within the garage area with reclaimed rain water at its source.

The home at 740 Jenifer Street, as indicated, will be renovated and sold to owner occupied. The apartment building will be owned and professionally managed by RPG Property Management, Inc.. Snow removal, landscaping, garbage and recycling will be the responsibility of the property management company.

Site Development Data

Lot 1 - PD - Williamson Street Frontage

Densities

Lot Area	4,403 sq. ft.
Dwelling Units	12
Lot Area / D.U.	367 sf / unit
Density	118 units / acre

Dwelling Unit Mix

Efficiency	3
1 Bedrooms	8
Total Dwelling Units	12
Building Heights	3 Stories

Floor Area

New Building	5,332 sq. ft. excluding parking garage
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Vehicle Parking

New Building	6
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Bicycle Parking

Surface	2
Underground	13

Lot 2 - Single Family Home - Fronting Jenifer Street

Densities

Lot Area	3,876 sq. ft.
Dwelling Units	1
Lot Area / D.U.	3,876 sf / unit
Density	11 units / acre

Dwelling Unit Mix

3 Bedrooms	1
Total Dwelling Units	1
Building Heights	2 Stories

Project Schedule

It is currently anticipated that the construction of the apartment building will begin once all approvals have been granted and in place. The renovation of the existing house will begin once Landmark Commission grants a certificate of appropriateness for the 740 Jenifer Street renovation plans.

Thank you for your time in reviewing our proposal.

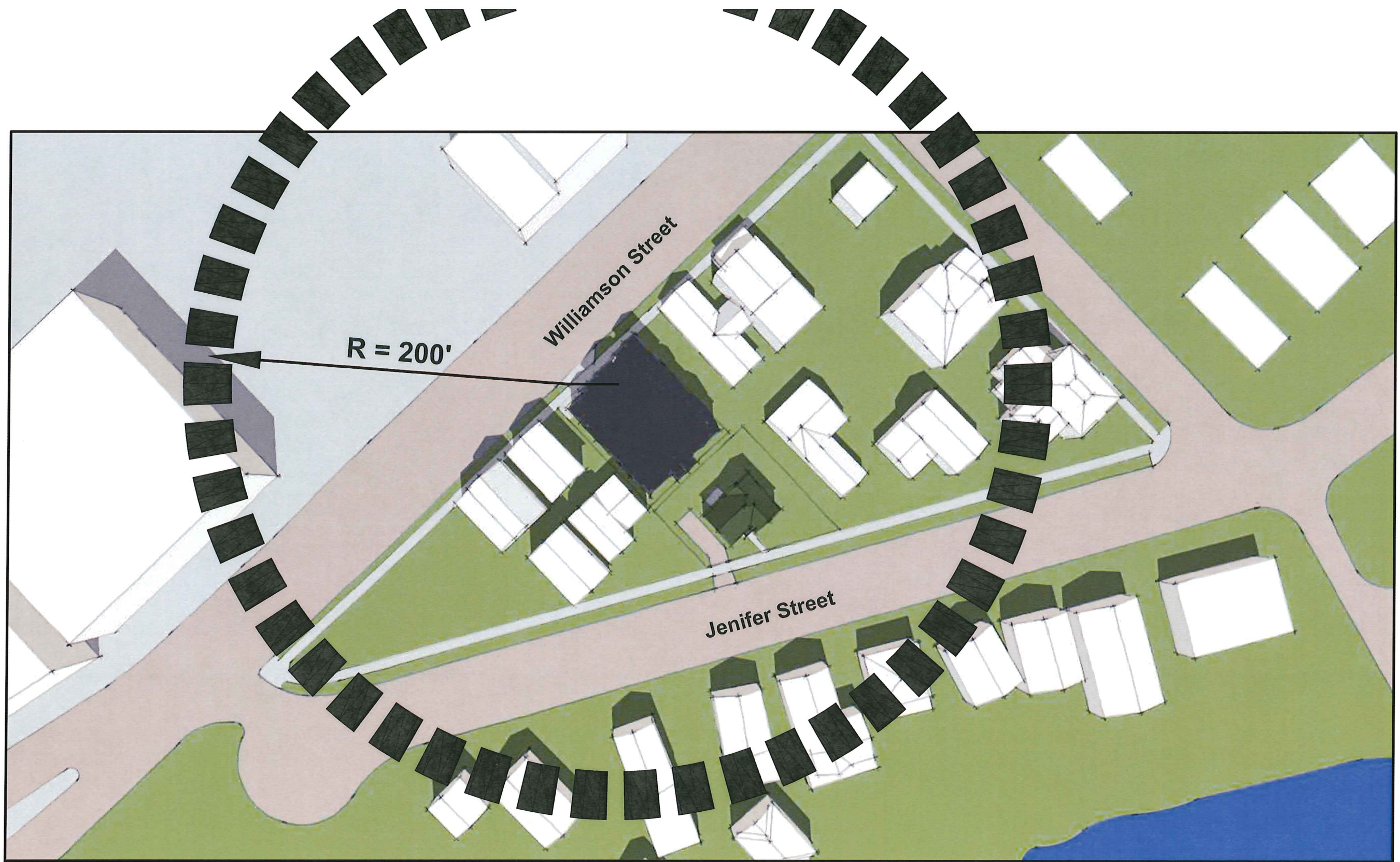


Michael Matty,
Managing Member

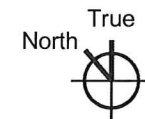
Zoning Text
PD-SIP
740 Jenifer Street
June 20104

Legal Description: See Attached Exhibit A

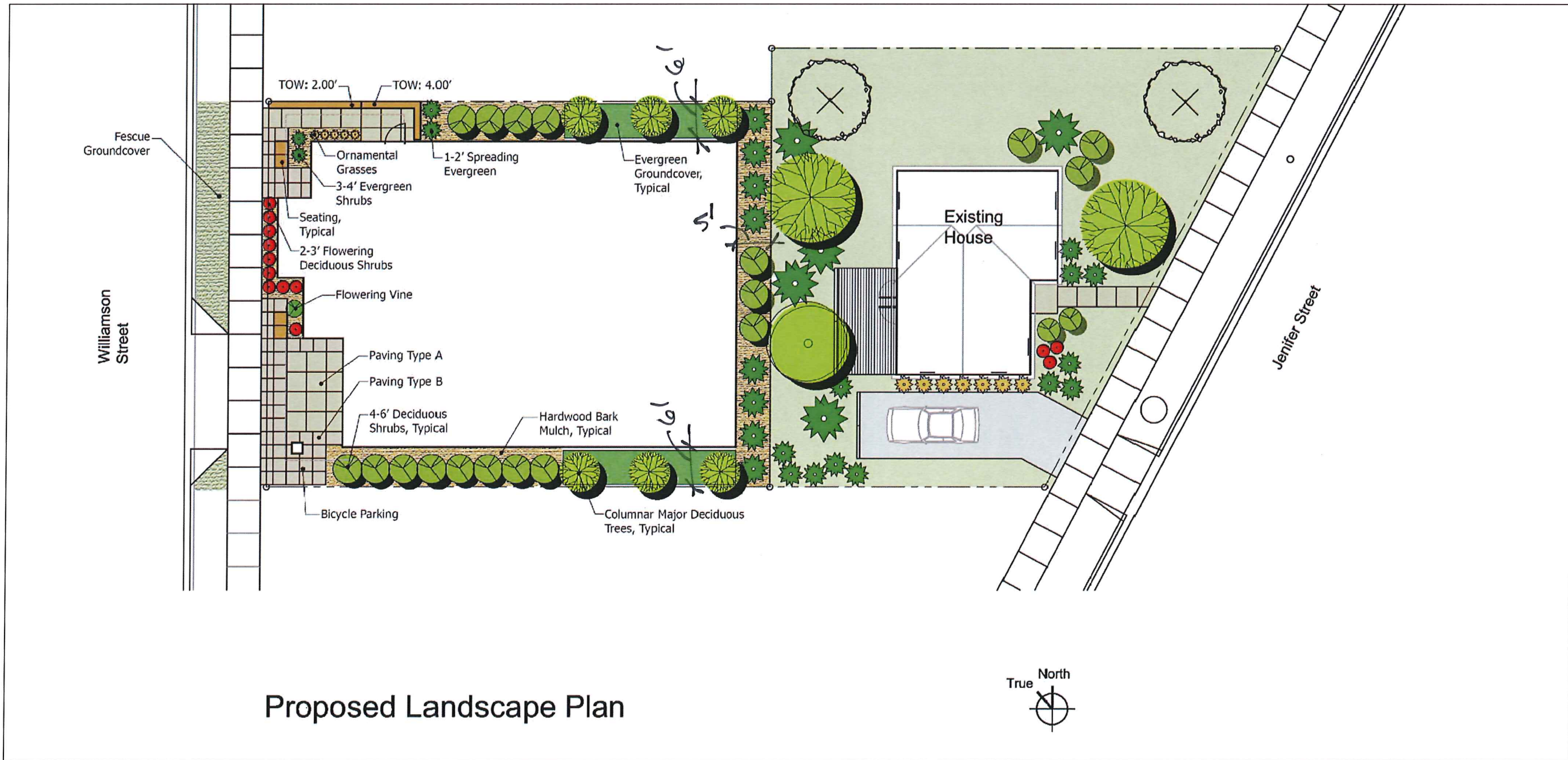
- A. **Statement of Purpose:** This zoning district is established to allow for the construction and renovation of a residential development with 13 dwelling units.
- B. **Permitted Uses:** Following are permitted within this PD.
 - 1. Single Family residences, multi family residential uses as shown in the approved plans.
 - 2. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses including parking for residents and guest.
 - b. Temporary buildings for storage of building materials and equipment, and personnel for the construction purposes when the same lot as principle use for period not to exceed the duration of such construction.
- C. **Lot Area:**
As shown on the approved plan
- D. **Height Regulations:**
As shown on the approved plans.
- E. **Yard Regulations:**
As shown on the approved plans.
- F. **Landscaping:**
Site Landscaping will be provided as shown on the approved plans.
- G. **Usable Open Space Requirements:**
Usable open space will be provided as shown on the approved plans.
- H. **Parking:**
Off-street parking shall be provided as shown on the approved plan. No residential parking permits will be issued for the multi family residential building on lot #1. Single Family home on lot #2 shall be allowed access to City of Madison residential parking permits.
- I. **Family Definition:**
The family definition shall coincide with the definition given in M. G. O. 28.03 for the zoning district TR-VI.
- J. **Signage:**
Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the TR-VI district. A comprehensive sign package shall be as approved by the Urban Design Commission and Zoning Administrator.
- K. **Alterations and Revisions:**
No alterations or revisions of this Planned Development shall be permitted unless approved by the City Planning Commissions, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.

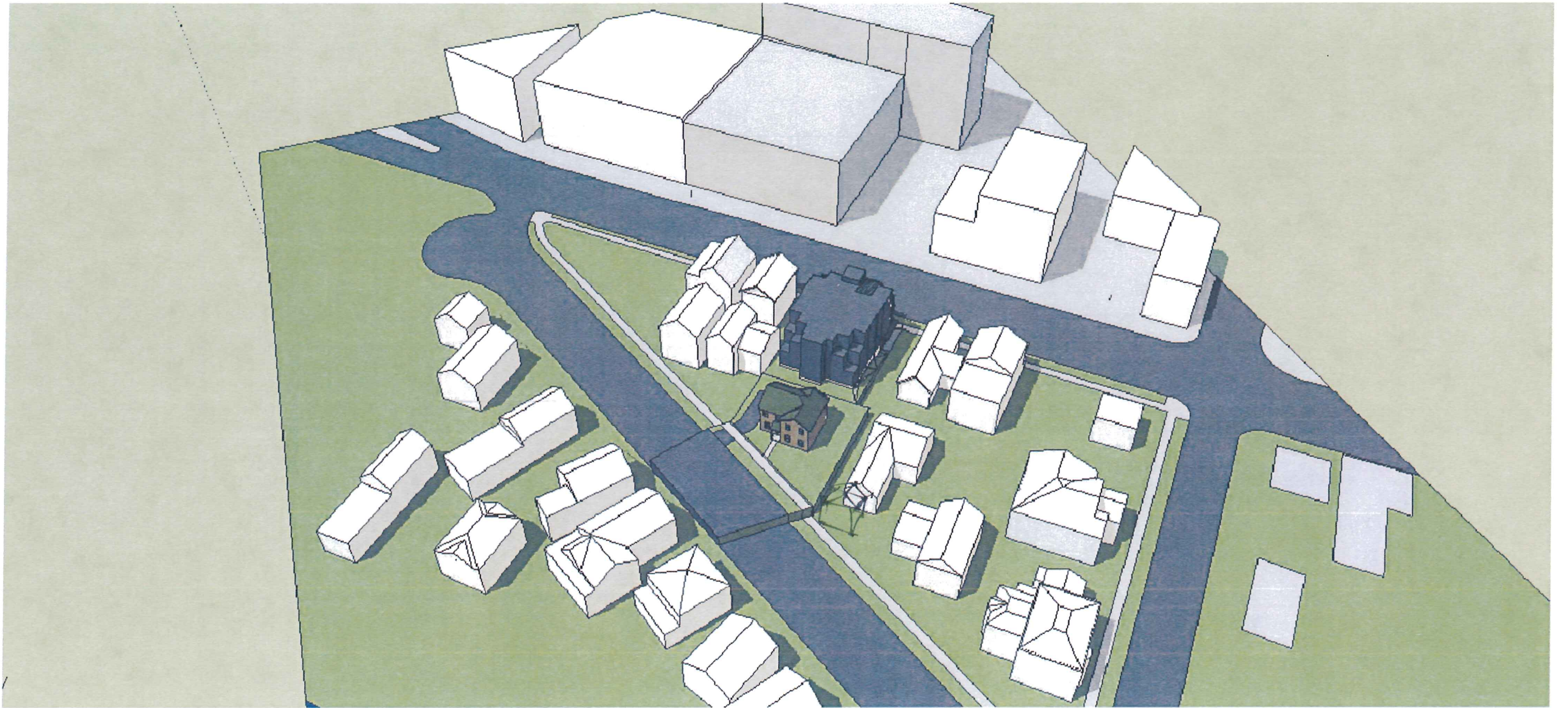


Proposed 740 Jenifer Street Projects



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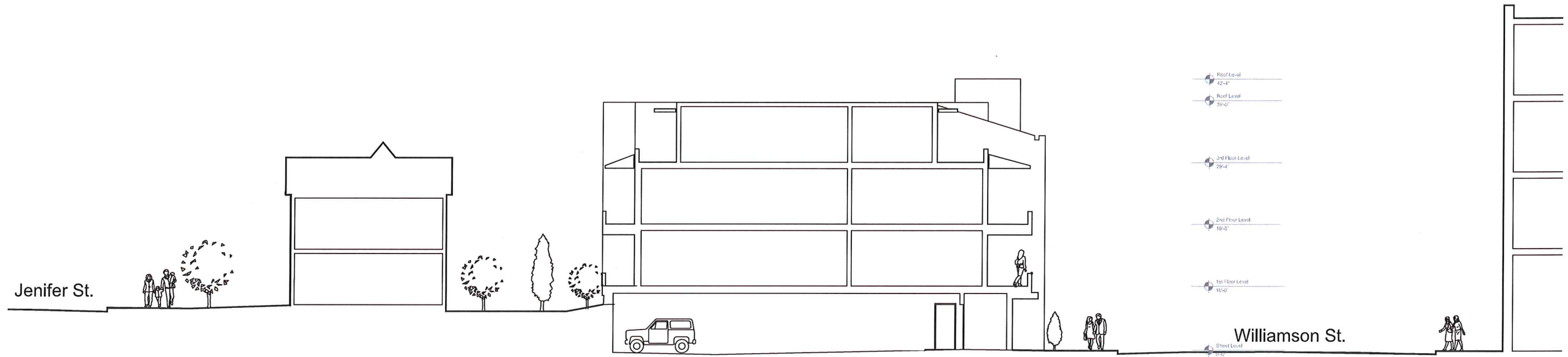
M1





Williamson Street Elevation





Site Section





North Elevation



West Elevation

Proposed Exterior Elevations

Exterior Materials

SIDING:

- Fiber cement siding (3" & 6")
- Corrugated Metal Panels
- Smooth face Metal Panels (12")
- Reclaimed wood

WINDOWS

- Aluminum clad wood

ROOFING

- Standing-seam metal
- APP Mod. Bit.





East Elevation



South Elevation

Exterior Elevations

Exterior Materials

SIDING:

- Fiber cement siding (3" & 6")
- Corrugated Metal Panels
- Smooth face Metal Panels (12")
- Reclaimed wood

WINDOWS

- Aluminum clad wood

ROOFING

- Standing-seam metal
- APP Mod. Bit.





Exterior Materials

SIDING:

- Fiber cement siding (3" & 6")
- Corrugated Metal Panels
- Smooth face Metal Panels (12")
- Reclaimed wood

WINDOWS

- Aluminum clad wood

ROOFING

- Standing-seam metal
- APP Mod. Bit.

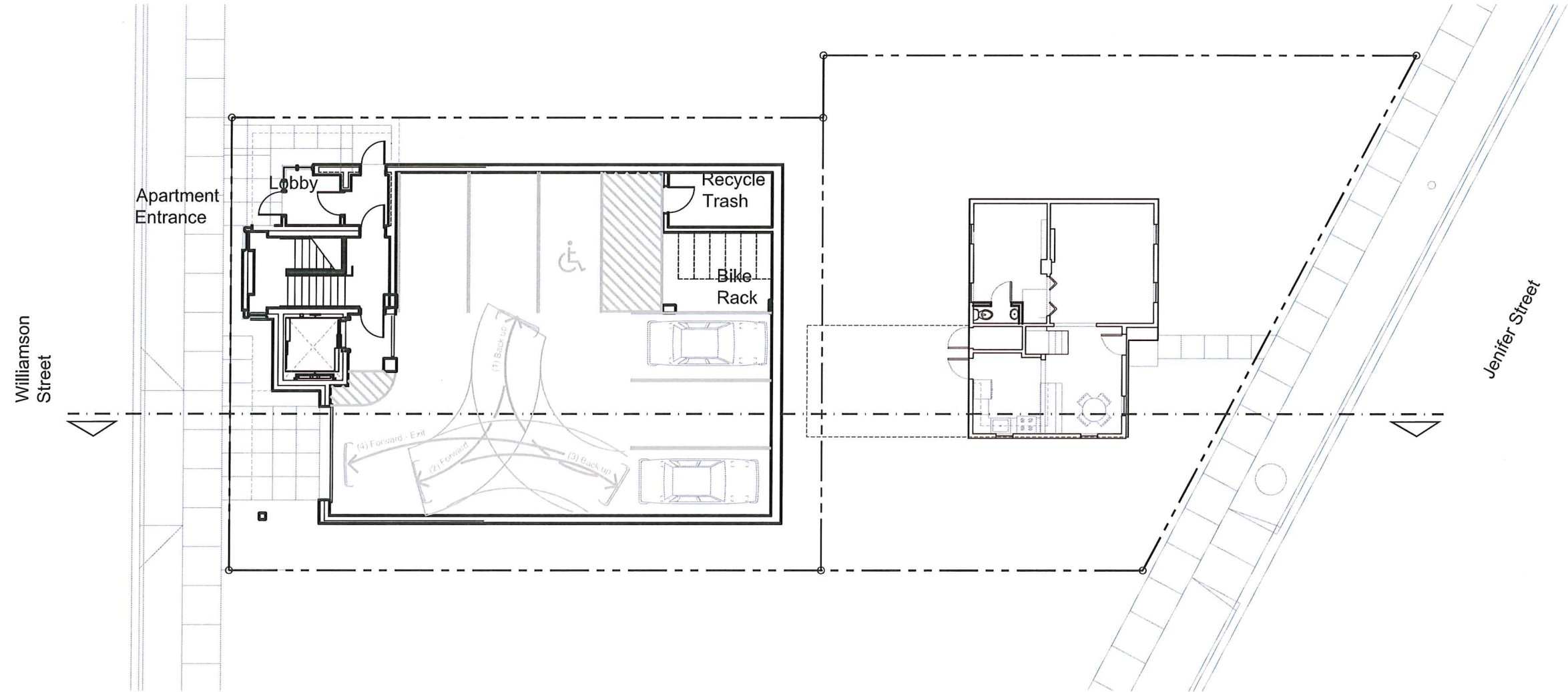
Proposed Exterior Elevation - WEST



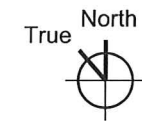


Rendered Exterior Elevation

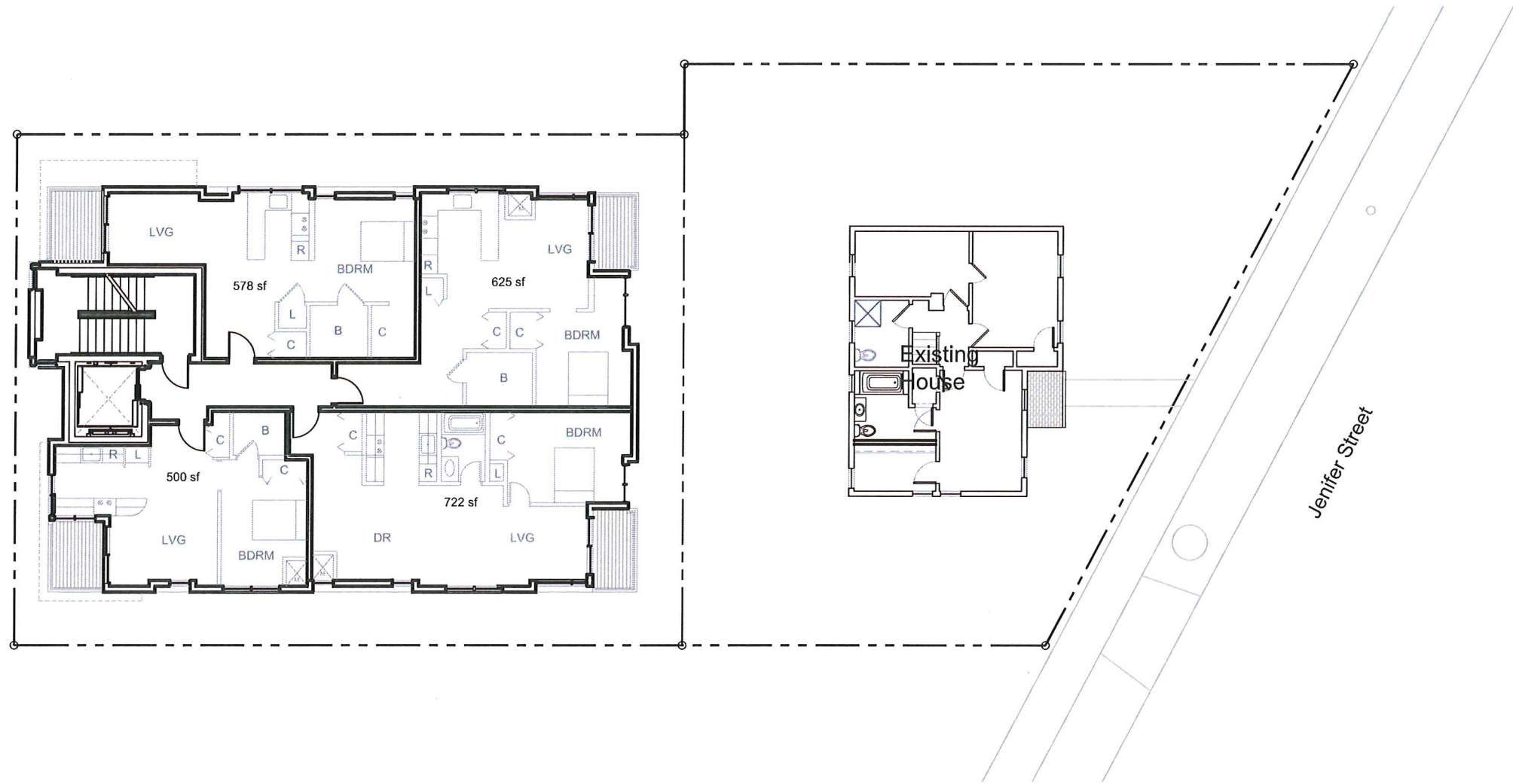




Williamson Street Level Plan

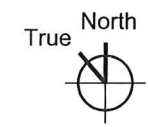


Williamson Street

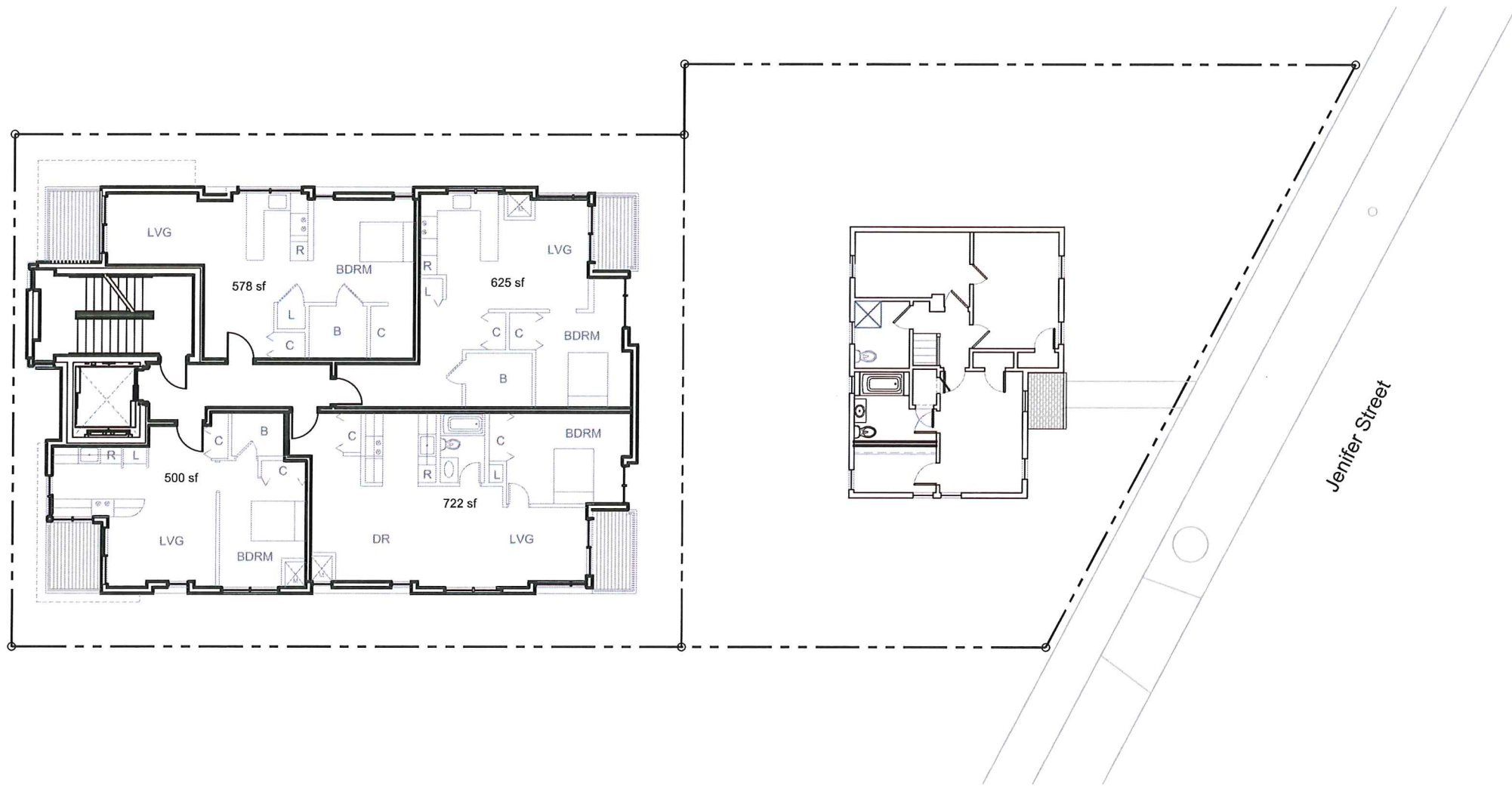


Jenifer Street

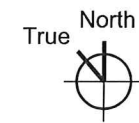
Proposed 1st Floor Plan



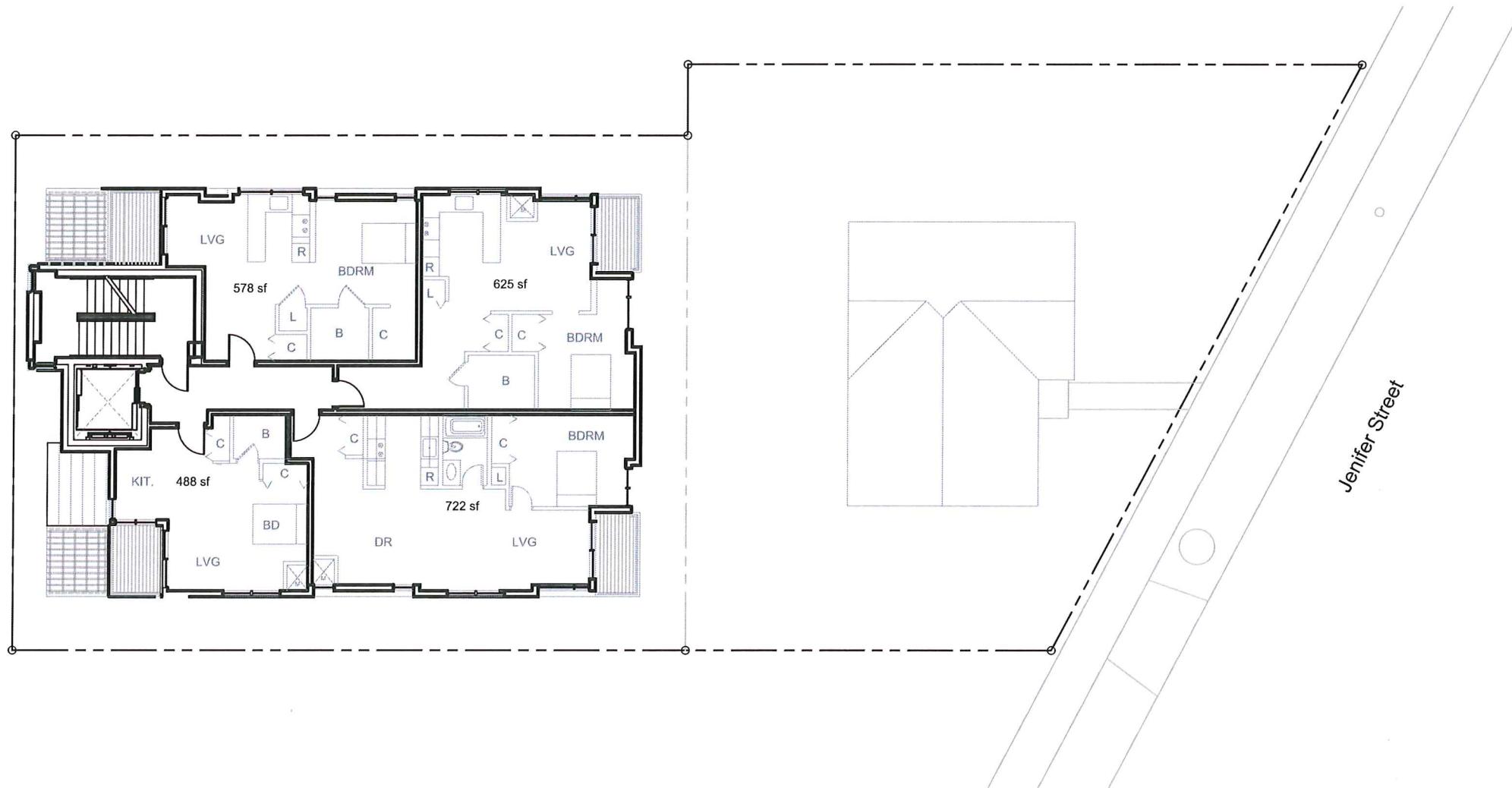
Williamson Street



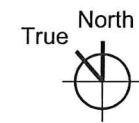
Proposed 2nd Floor Plan

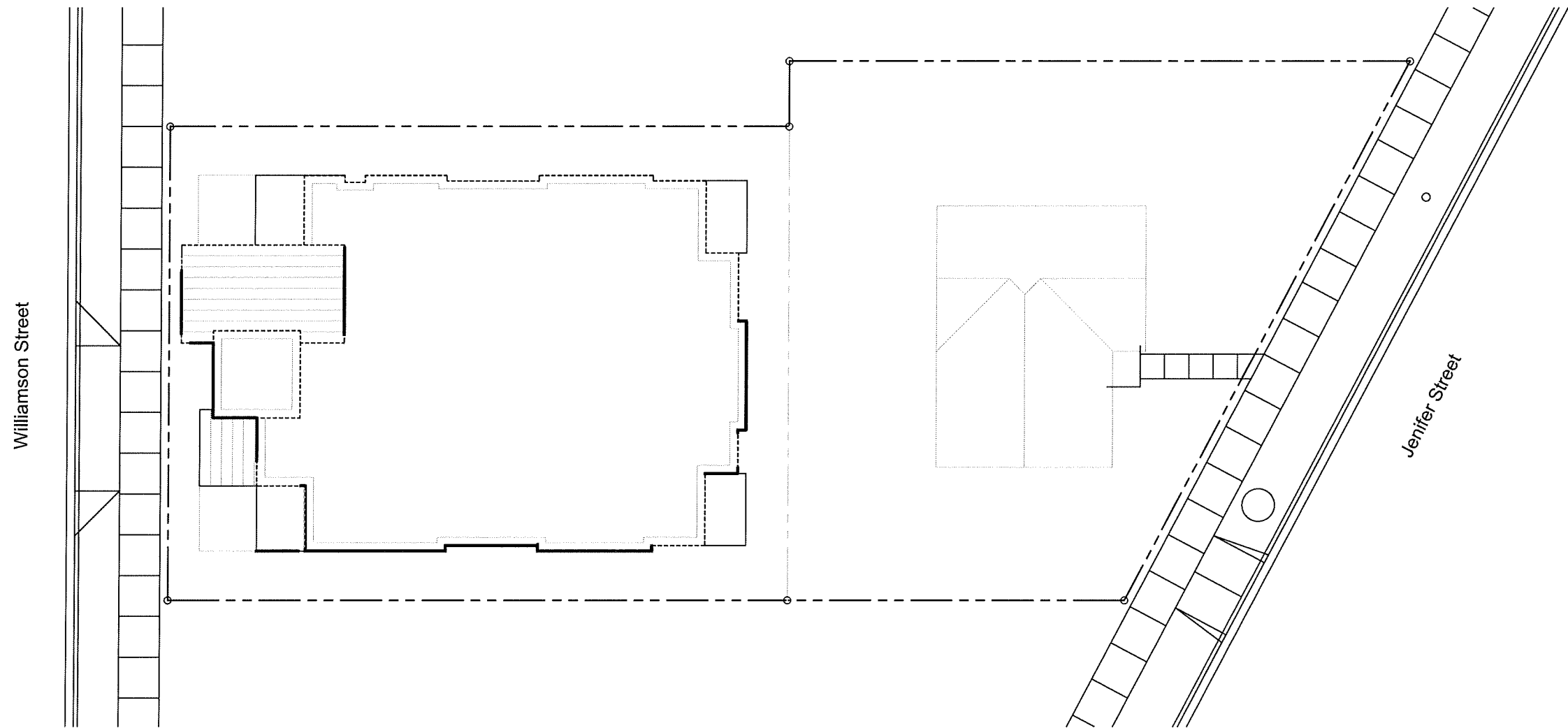


Williamson Street



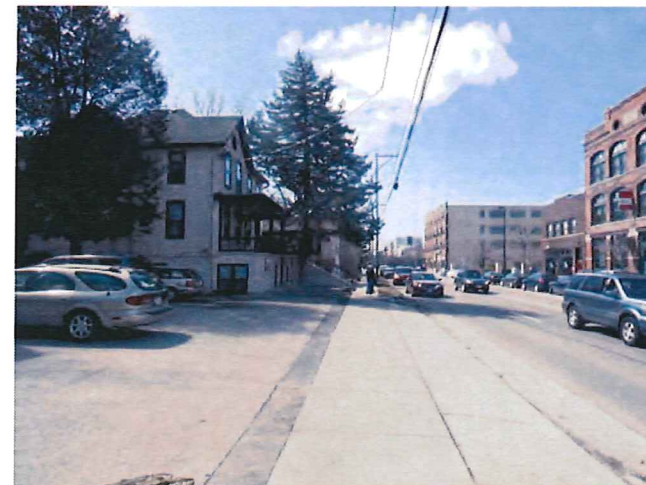
Proposed 3rd Floor Plan





Proposed Roof Plan





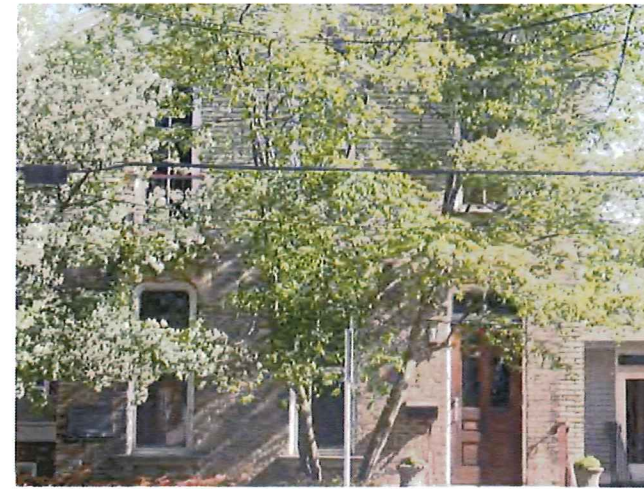
741 Williamson Street





700 Block Williamson Street





700 Block Jenifer Street





740 Jenifer Street

