



City of Madison Planning Division
215 Martin Luther King Jr. Blvd. | Room LL.100 | P.O. Box 2985 | Madison, WI 53701-2985

Madison Landmarks Commission APPLICATION

1. LOCATION

Project Address: 854 Jennifer St Aldermanic District: 6

2. PROJECT

Project Title / Description: GARAGE MODIFICATION/Repair Date Submitted: 4-21-14

This is an application for: (check all that apply)

- Alteration / Addition to a Designated Madison Landmark
- Alteration / Addition to a building adjacent to a Designated Madison Landmark
- Alteration / Addition to a building in a Local Historic District (specify):
 - Mansion Hill
 - Third Lake Ridge
 - First Settlement
 - University Heights
 - Marquette Bungalows
- New Construction in a Local Historic District (specify):
 - Mansion Hill
 - Third Lake Ridge
 - First Settlement
 - University Heights
 - Marquette Bungalows
- Demolition
- Variance from the Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other (specify): _____

3. APPLICANT

Applicant's Name: MICK KLEIN KENNEDY Company: WISCONSIN LANDSCAPES & REMODELING
 Address: 10921 SPRING CREEK RD City/State: BLUE MOUNDS WI Zip: 53517
 Telephone: 608 437-3662 E-mail: MICK@WISCONSINLANDSCAPES.COM
 Property Owner (if not applicant): LESLIE & NICK SCHROEDER
 Address: 854 JENIFER ST. City/State: MADISON WI Zip: 53703

Property Owner's Signature: [Signature] Date: 4/21/14

GENERAL SUBMITTAL REQUIREMENTS

Twelve (12) collated paper copies and electronic (.pdf) files of the following: (Note the filing deadline is 4:30 PM on the filing day)

- Application
- Brief narrative description of the project
- Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
 - Site plan showing all property lines and structures
 - Building elevations, plans and other drawings as needed to illustrate the project
 - Photos of existing house/building
 - Contextual information (such as photos) of surrounding properties
- Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks Ordinance, including the impacts on existing structures on the site or on nearby properties.

Questions? Please contact the
Historic Preservation Planner:
Amy Scanlon
Phone: 608.266.6552
Email: ascanlon@cityofmadison.com

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

**Schroeder Narrative - Garage Modification/Repair Project
854 Jenifer Street, Madison WI.**

Nick and Leslie Schroeder would like to modify/repair their existing garage. The existing stucco sided garage with hip roof at 854 Jenifer Street was likely built sometime in the 1920's. The garage was enlarged by moving the front wall forward about 18 inches, probably sometime in the 1950's, presumably to accommodate a very long car. This extension resulted in the loss of the ability to travel around the house from the driveway to the yard without first going into and then exiting the garage.

Over the years the garage slab has settled considerably, approximately 3 inches, so that the upper corner of the garage closest to the house is now resting against the house. The concrete slab driveway has also heaved and broken up significantly. In addition to the garage needing some repairs, the property also has water drainage issues, currently causing water to flow back toward the home's foundation and infiltrate the basement at the corner of the garage. Challenges at the property are both the gentle grade change across the whole lot leading down toward the driveway, and also the large square footage of impervious surface preventing the site from being able to absorb a significant amount of rainfall.

Wishing to repair the garage structure and correct the settling of the slab it rests on, while also finding better storm water management solutions by creating more opportunities for water to infiltrate on site, and also hoping to accommodate more outdoor seating opportunities and improve access to and around the yard, as well as 'reclaim' part of the property long dedicated to cars for a more human-centric use, and lastly to improve the aesthetic appeal of the garage, we have developed the following plan.

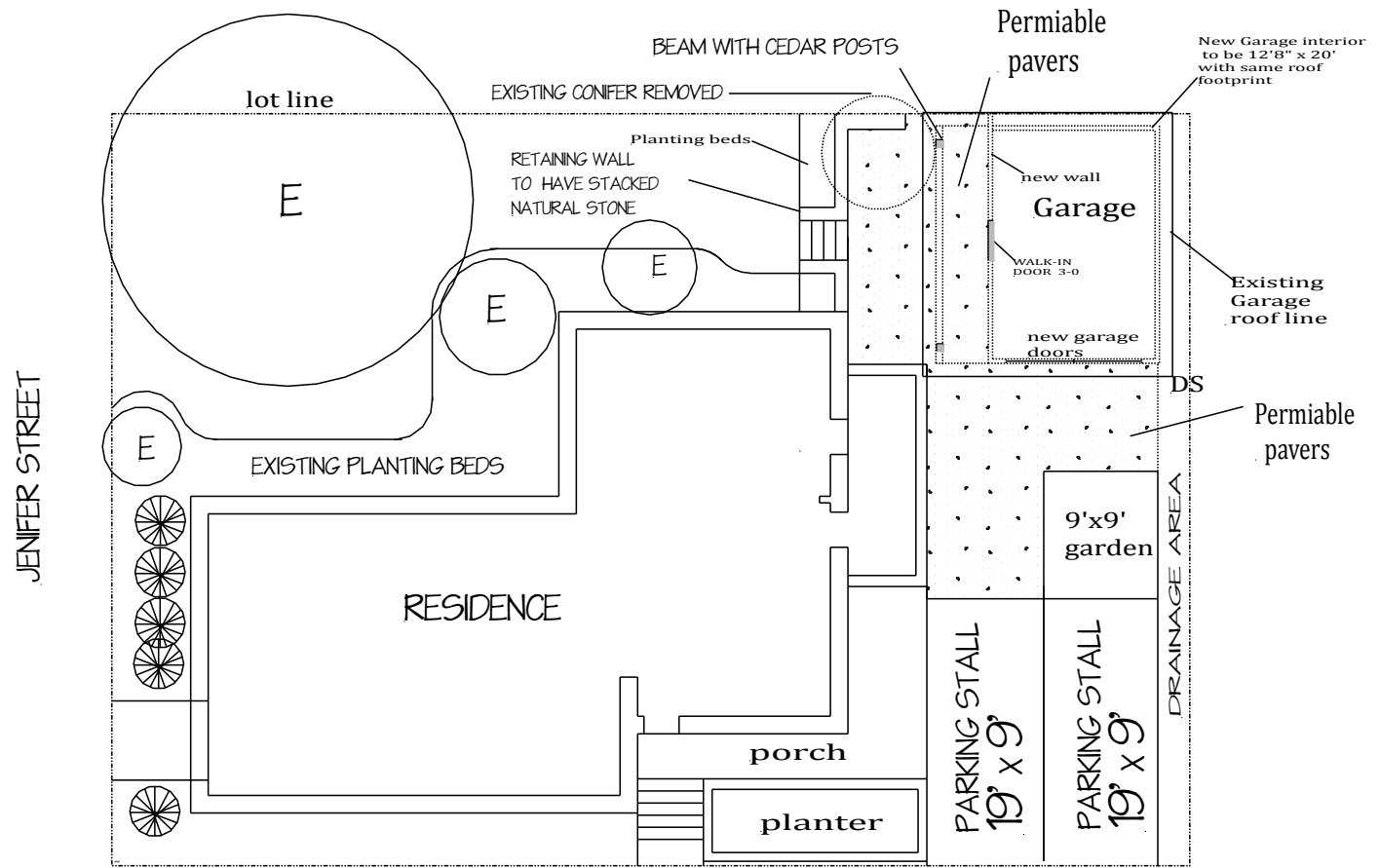
We would push the existing SE exterior wall of the garage inward 4 feet, while retaining the existing roof and 3 other existing exterior walls. This would convert the 2 car garage to a 1 car garage with a covered seating area. We would create footings and two posts and a header to support the outer weight of the structure. Next we would replace about half of the concrete driveway with pervious pavers and an 9' by 9' vegetable garden, shrinking the parking area to two 19 x 9 parking stalls. Last we would extend the newly created seating area by 4 feet into the yard to create a small patio, with low natural stone retaining wall and steps.

Compliance with Landmarks ordinance: There will be no changes to the Landmark Hyer-Jaquish hotel, (Schroeder residence). Modifications/repairs will be to adjacent garage which will make the garage more structurally sound, and relate more to the nearby properties. This project will also improve this site's open space use, storm water management, and create a safer environment for the existing owner's family and their neighbors.

Respectfully submitted,

Mick Klein Kennedy

Mick Klein Kennedy, President
Wisconsin Landscapes and Remodeling, Inc.



Schroeder Residence
854 Jenifer Street

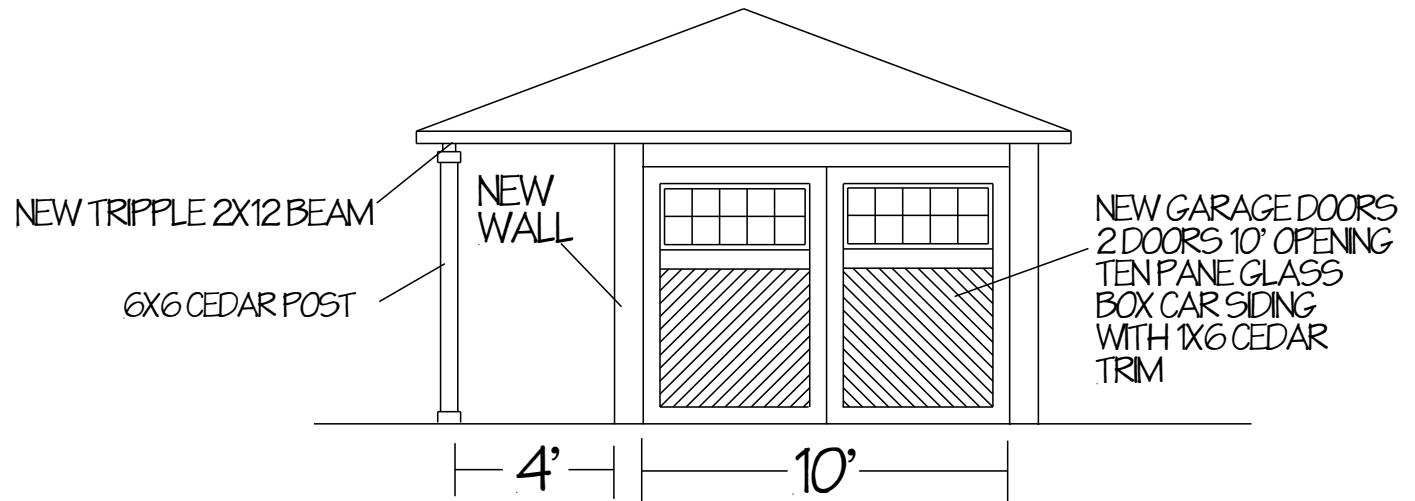
PATTERSON STREET

Hyer-Jaquish Hotel

WISCONSIN LANDSCAPES AND REMODELING, INC. BLUE MOUNDS, WI.

SCALE: 1"=10'-0"

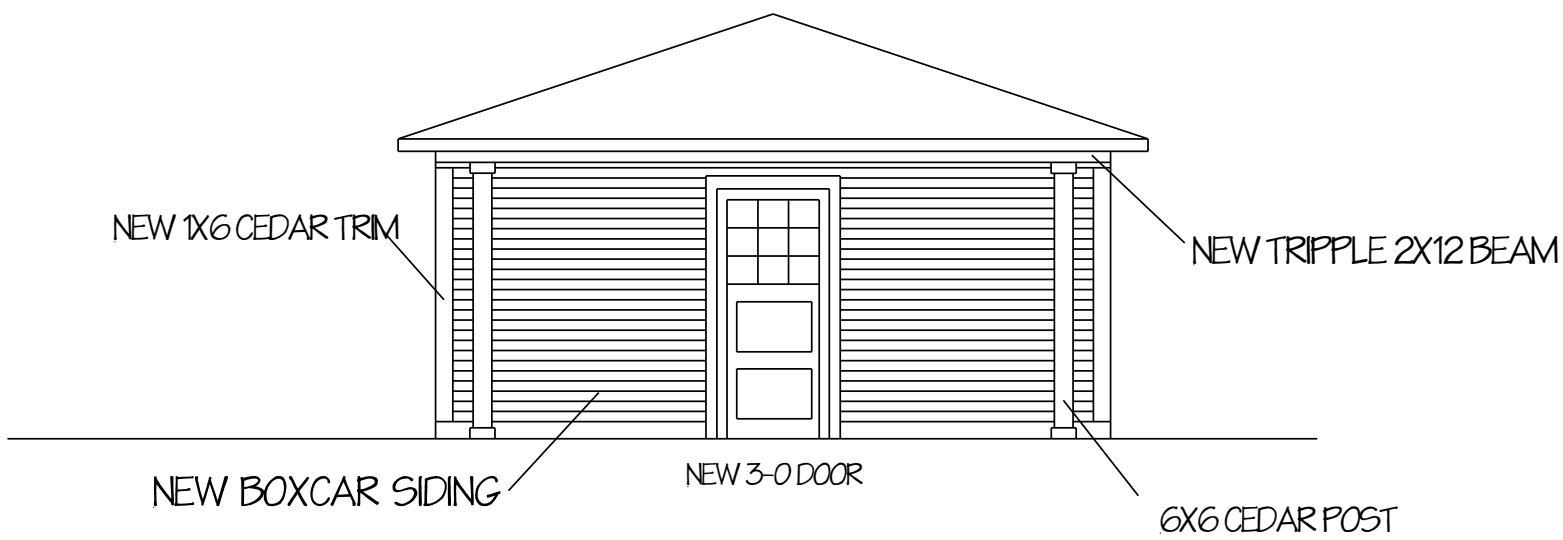
NORTH →



**EAST ELEVATION
new garage doors**

SCHROEDER RESIDENCE

SCALE 1"=4'-0"



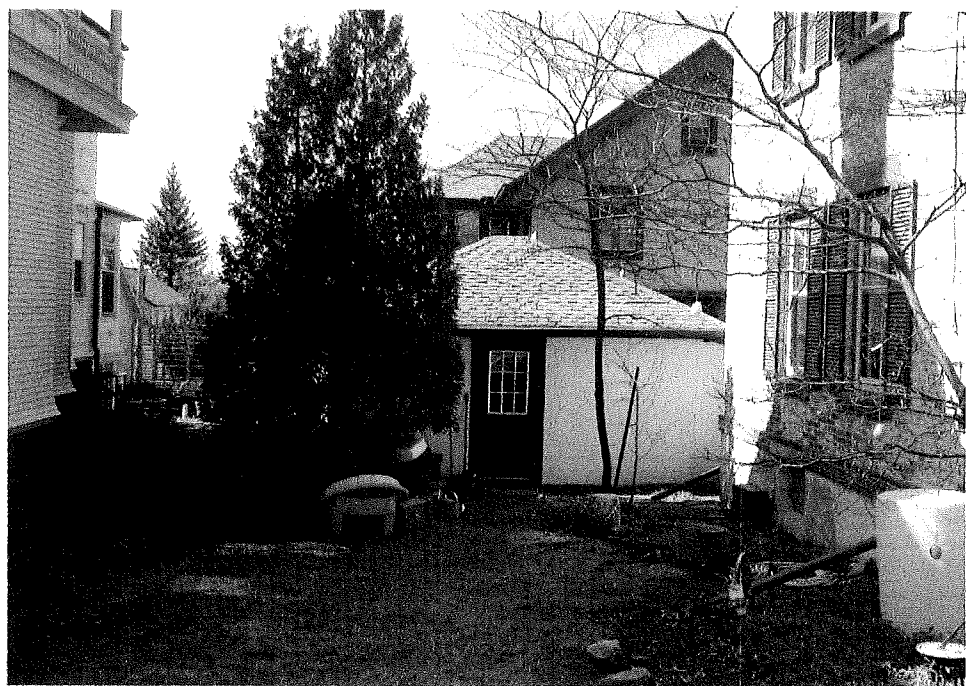
SOUTH ELEVATION

SCHROEDER RESIDENCE

SCALE 1"=4'-0"



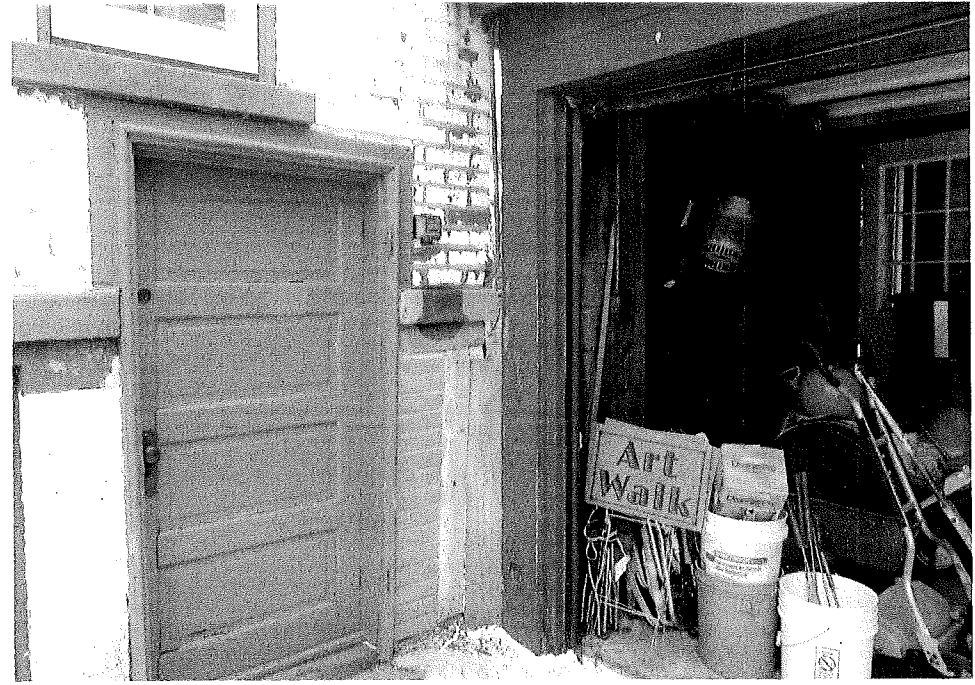
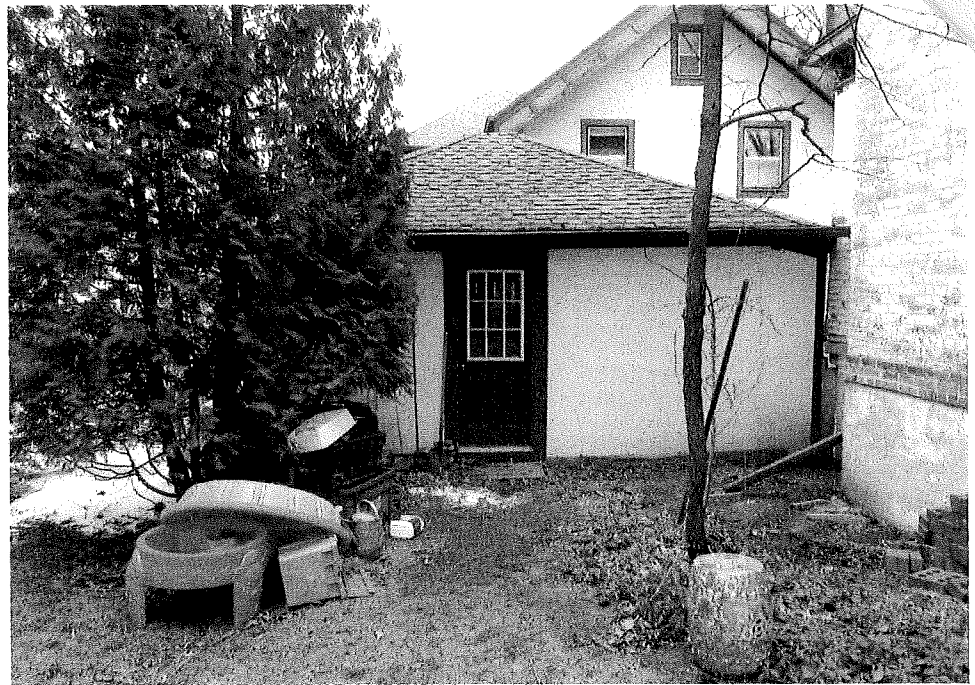
854 JENIFER



CONIFER REMOVAL

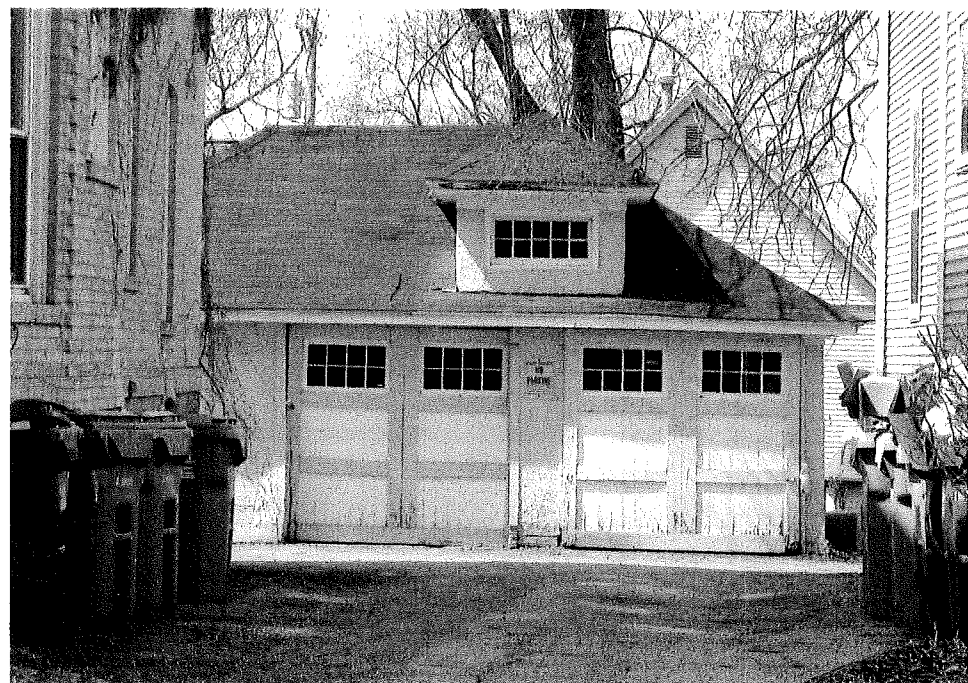


EXISTING GARAGE





ADJACENT NEIGHBORS PATIO & STONE WALL



GARAGE AT 840 JENIFER







