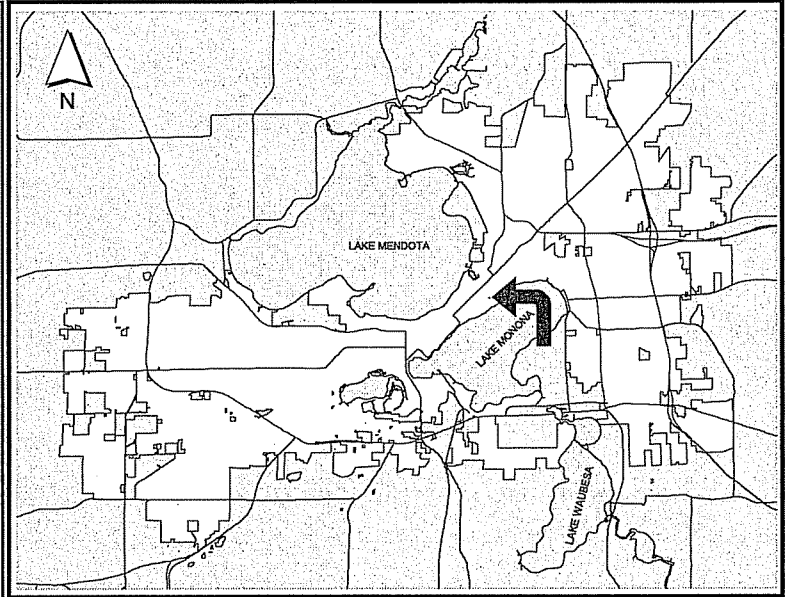


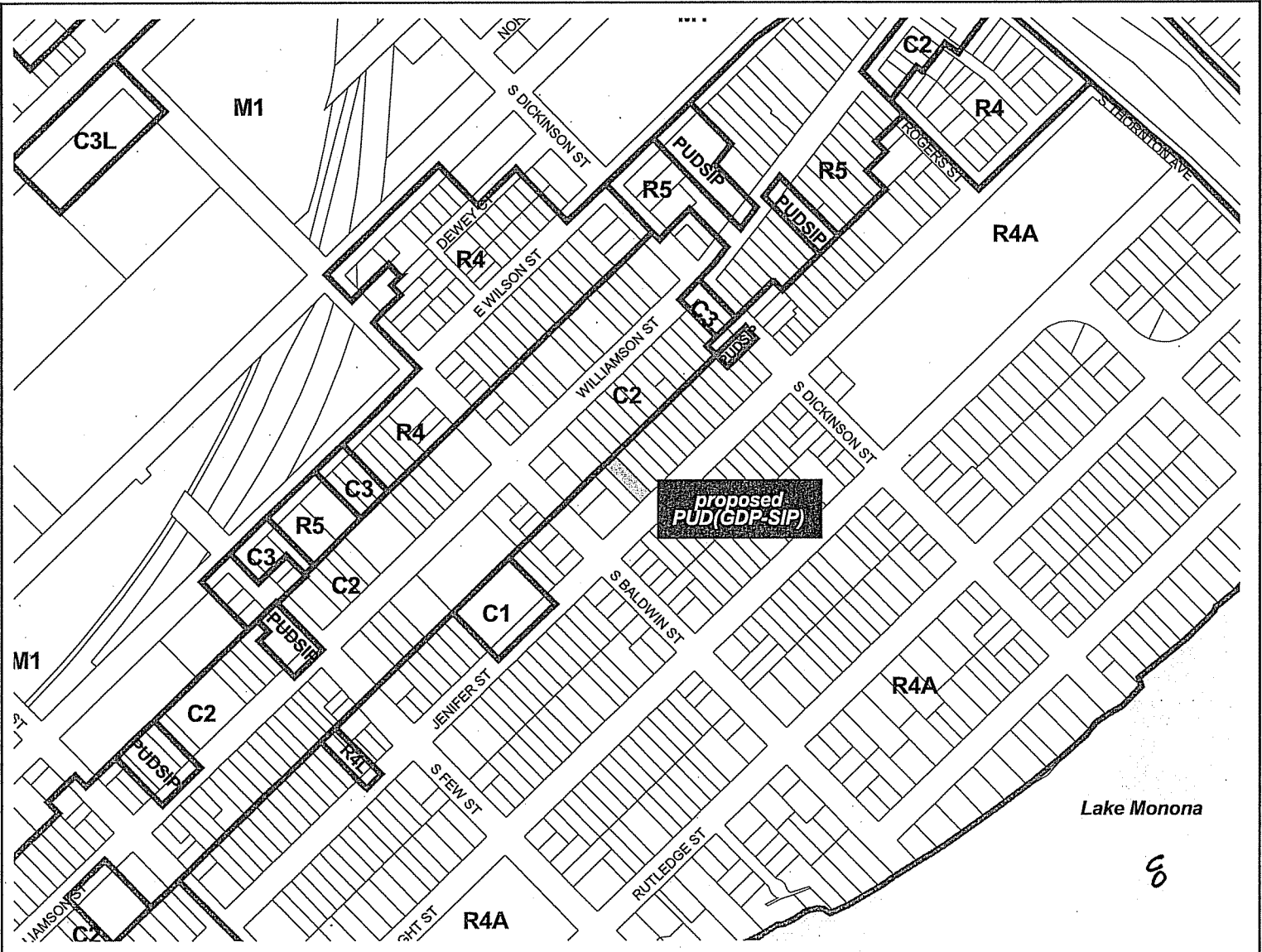
CITY OF MADISON

Proposed Demolition & Rezoning

Location: 1310 Jenifer Street
Applicant: Michael Matty - Renaissance Property Group
From R4A District(s)
To PUD(GDP-SIP) District(s)
Existing Use: Vacant Single Family Home
Proposed Use: Demolish House and Build New 2-Unit Condominium
File No. _____
Public Hearing Dates: _____
Plan Commission 05 June 2006
Common Council 20 June 2006



For Questions contact: Pete Olson at: 267-1150 or polson@cityofmadison.com or City Planning at 266-4635



1310 Jenifer Street

100 0 100 Feet



Date of Aerial Photography - April 2000





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
- All zoning applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	\$1250 Receipt No. 69725
Date Received	4-11-06
Received By	KAW
Parcel No.	0710-072-2422-4
Aldermanic District	06-Judy Olson
GQ	Third Lake Dist Distr.
Zoning District	RUA - HA - L
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	MA Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input checked="" type="checkbox"/>
Alder Notification	<input checked="" type="checkbox"/> Waiver <input type="checkbox"/>
Ngbrhd. Assn Not.	<input type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	4-11-06

1. Project Address: 1310 JENIFER STREET Project Area in Acres: 0.1165

Project Title (if any): _____

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)	
<input type="checkbox"/> Rezoning from _____ to _____	<input checked="" type="checkbox"/> Rezoning from <u>RUA</u> to PUD/ ^{GDP} PCD -SIP
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit
<input type="checkbox"/> Other Requests (Specify): _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Michael Warty Company: Renaissance Property Group LLC
 Street Address: 1 Sherman Tr. #102 City/State: Madison WI Zip: W 53704
 Telephone: (608) 301 0000 Fax: (608) 301 0001 Email: mmarty@renpropgroup.com

Project Contact Person: Michael Warty Company: RPG. LLC
 Street Address: Same City/State: _____ Zip: _____
 Telephone: () _____ Fax: () _____ Email: _____

Property Owner (if not applicant): RENAISSANCE PROPERTY GROUP LLC
 Street Address: 1 Sherman Tr. 102 City/State: Madison WI Zip: 53704

4. Project Information:

Provide a general description of the project and all proposed uses of the site: _____
New Construction 2 Flat Condo Project

Development Schedule: Commencement Summer 2006 Completion Winter 2006

5. Required Submittals:

- Site 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:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated; stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: 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.
- Filing Fee:** \$ _____ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing buildings, **photos** of the interior and exterior of the structure(s) to be demolished shall be submitted with your application. Be advised that a **Reuse and Recycling Plan** approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

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 the: _____ Plan, which recommends: _____ for this property.

- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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:

Judy Olson 1/04/06 MNA 1/09/06 / 2/06

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 Counter and Planning Unit staff; note staff persons and date.

Planner Brad Murphy Date _____ | Zoning Staff Matthew Tuch Date 3-1-06

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

Printed Name Michael Marty Date 4.11.06
 Signature [Signature] Relation to Property Owner Same Member
 Authorizing Signature of Property Owner [Signature] Date 4.11.06 8



Renaissance Property Group, LLC

1 Sherman Terrace #102 Madison WI 53704 608.301.0000 / 608.301.0001 fax

4.10.06

PUD APPLICATION 1310 Jenifer Street, City of Madison

Jenifer Ridge Condominiums

Deconstruct existing home.

New construction on 1310 two unit condominium to begin early summer 2006.

Developer / Contractor / Owner:	Renaissance Property Group, LLC.
Surveyor / Engineer:	Mayo Corporation
Plat of Survey:	Mayo Corporation
Project Co-ordinator:	Michael Matty 608.301.0000
Legal:	Jim Statz
Architect:	Melissa Destree, AIA
Use of Area:	2 unit owner occupied condominiums. Single wood framed construction.

Renaissance Property Group, LLC (RPG) plans to deconstruct the existing single family home that has deteriorated over the years due to lack of maintenance and non-existent and/or improper footings and foundation. Said deterioration was not self-created by current owner, but was time produced by previous occupants and improper construction. RPG Builders will save and reuse material from the existing single family house, and construct a new two story, two unit, owner occupied condominium. The new two unit will match architecturally, the character and style of the neighbourhood. The set backs on the side yards will increase from existing, access to the rear of the property will be established, and off street parking will be supplied within the foot print of the new building. A deed restriction is planned to be placed on the property to prevent the construction of any exterior building to be used for vehicle storage or housing, ie., no garage or carriage house will be allowed in the rear yard. The rear yard will remain open space as developed.

Zoning Text

Jenifer Ridge Condominiums
1310 #1 and 1310 #2 Jenifer Street
Madison WI 53703

Legal Description: The lands Subject to this Planned Unit Development district shall include those described on Exhibit A, Plat of Survey, attached hereto.

A. Statement of Purpose; This zoning district is established to allow for the establishment of: 2 NEW Owner Occupied Condominium Units; (2) newly constructed condominium units @ 1310 Jenifer Street.

B. Permitted Uses:

- 1 Those that are stated as permitted uses in the R-5 zoning district.
2. Uses accessory to permitted uses listed above.

C. Lot area : As stated on Exhibit A, Plat of Survey, attached hereto. Site plan A-1 , 0.1165 acres.

D. Flood Area; 1. Maximum floor area ratio and maximum building height shall be as shown on approved plans.

E. Yard Requirements; Yard area will be provided as shown on approved plan.

F. Landscaping; Site Landscaping shall be provided as shown on approved plans.

G. Accessory off Street Parking; "as shown on approved plan".

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 ordinances, as compared to R-5 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 the Chapter 28.03 (2) of the Madison General ordinances for the R-5 zoning district.

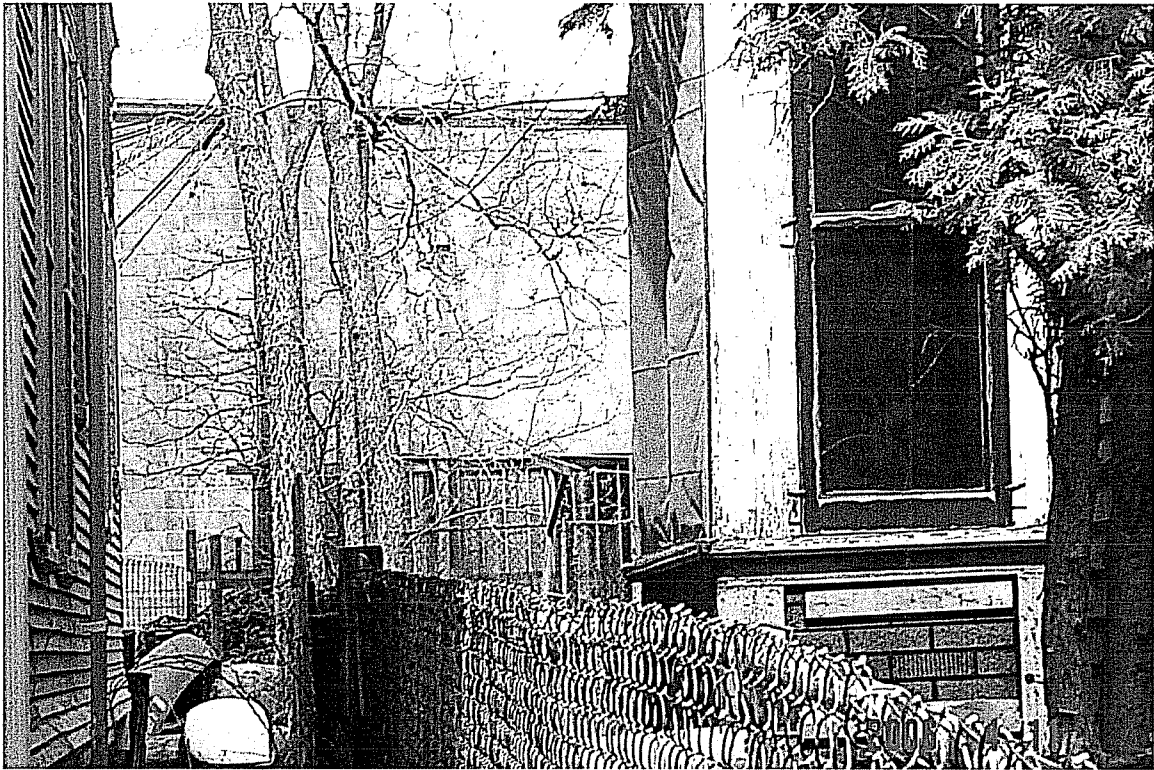
K. Alterations and Revisions; NO alterations or revision of this planned unit development shall be permitted unless approved by the city Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the district Alderperson and are compatible with the concept stated in the underlying General Development plan by the City Plan commission, those that are stated as permitted uses in the R-5 zoning district.



1310 JENIFER ST.
FRONT



1310 JENIFER ST.
REAR



(ST. VINCENT DE PAUL STORE ↑
@ REAR)

1310 JENIFER ST.
LEFT SIDE BAY



1310 JENIFER ST.
RIGHT SIDE

PLAT OF SURVEY

PART OF LOT 16, LOT 211, ORIGINAL PLAT OF
MADISON, DANE COUNTY, WISCONSIN

LEGEND

- 1" OUTSIDE DIAMETER IRON PIPE FOUND
- 3/4" X 24" SOLID IRON REBAR SET
- () INDICATES RECORDED AS
- X— CHAIN LINK FENCE
- UTILITY POLE

DATE OF SURVEY: 12-28-05

DESCRIPTION PROVIDED

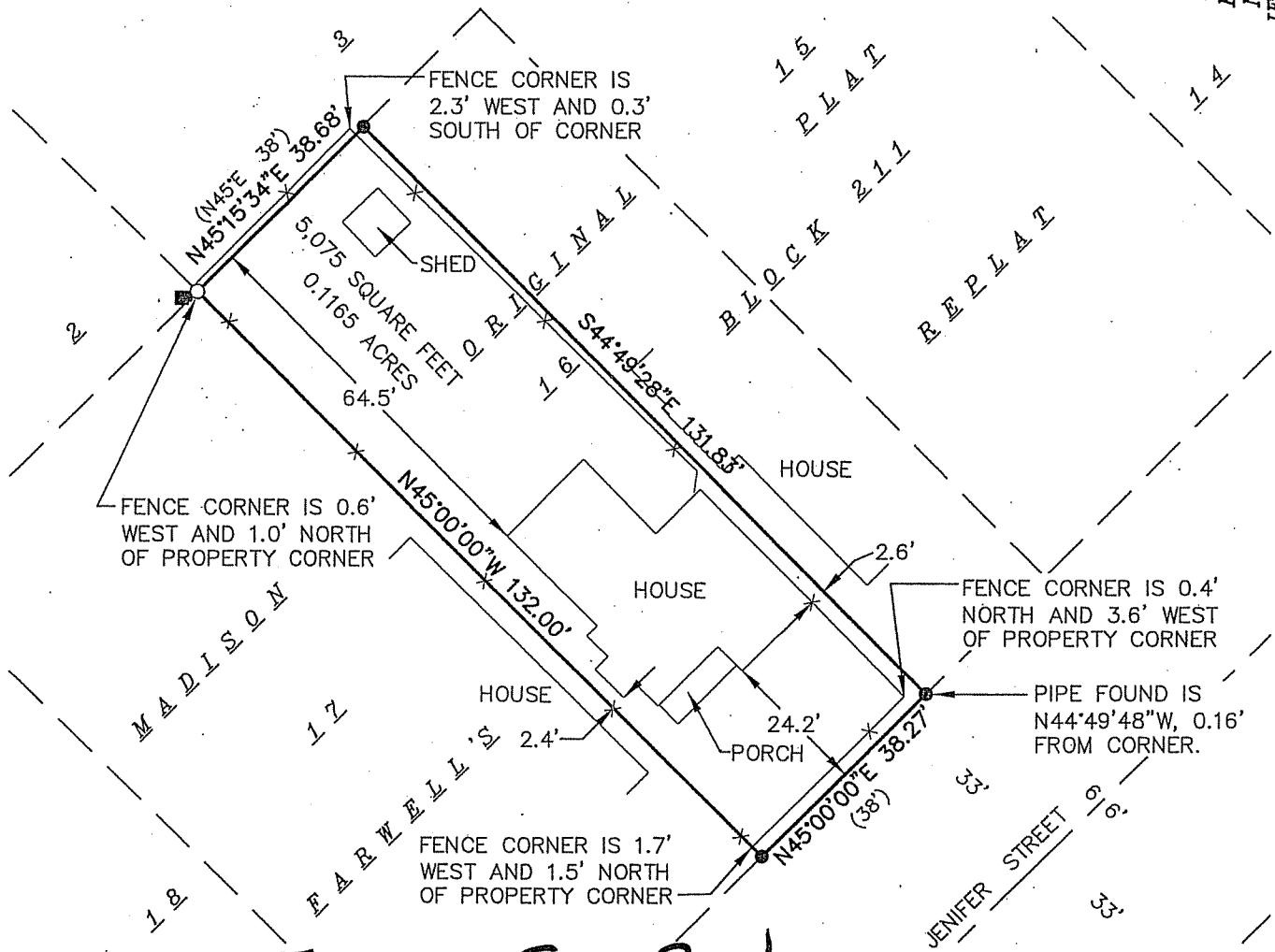
THE SOUTHWEST 38 FEET OF LOT SIXTEEN (16), BLOCK TWO HUNDRED ELEVEN (211), ORIGINAL PLAT, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE : ONE INCH = THIRTY FEET



BEARINGS ARE REFERENCED TO THE
NORTHWEST RIGHT-OF-WAY LINE OF
JENIFER STREET, WHICH WAS ASSUMED
TO BEAR N 45°00'00" E



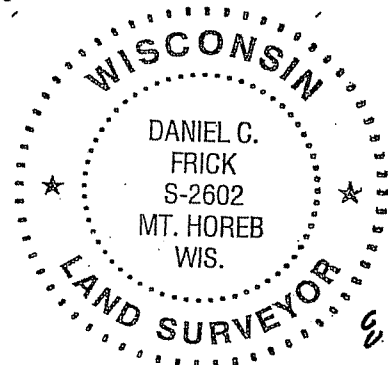
EXISTING SITE PLAN

SURVEYOR'S CERTIFICATE

I, Daniel C. Frick, registered land surveyor, hereby certify that according to the information provided to me by the client, the foregoing survey was executed under my direction and control and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief.

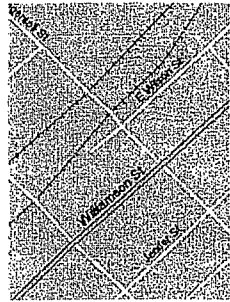
Dated this 20th day of February, 2006.

Signed : Daniel C. Frick
Daniel C. Frick, R.L.S.. 2602



PREPARED FOR:
RENAISSANCE PROPERTY GROUP

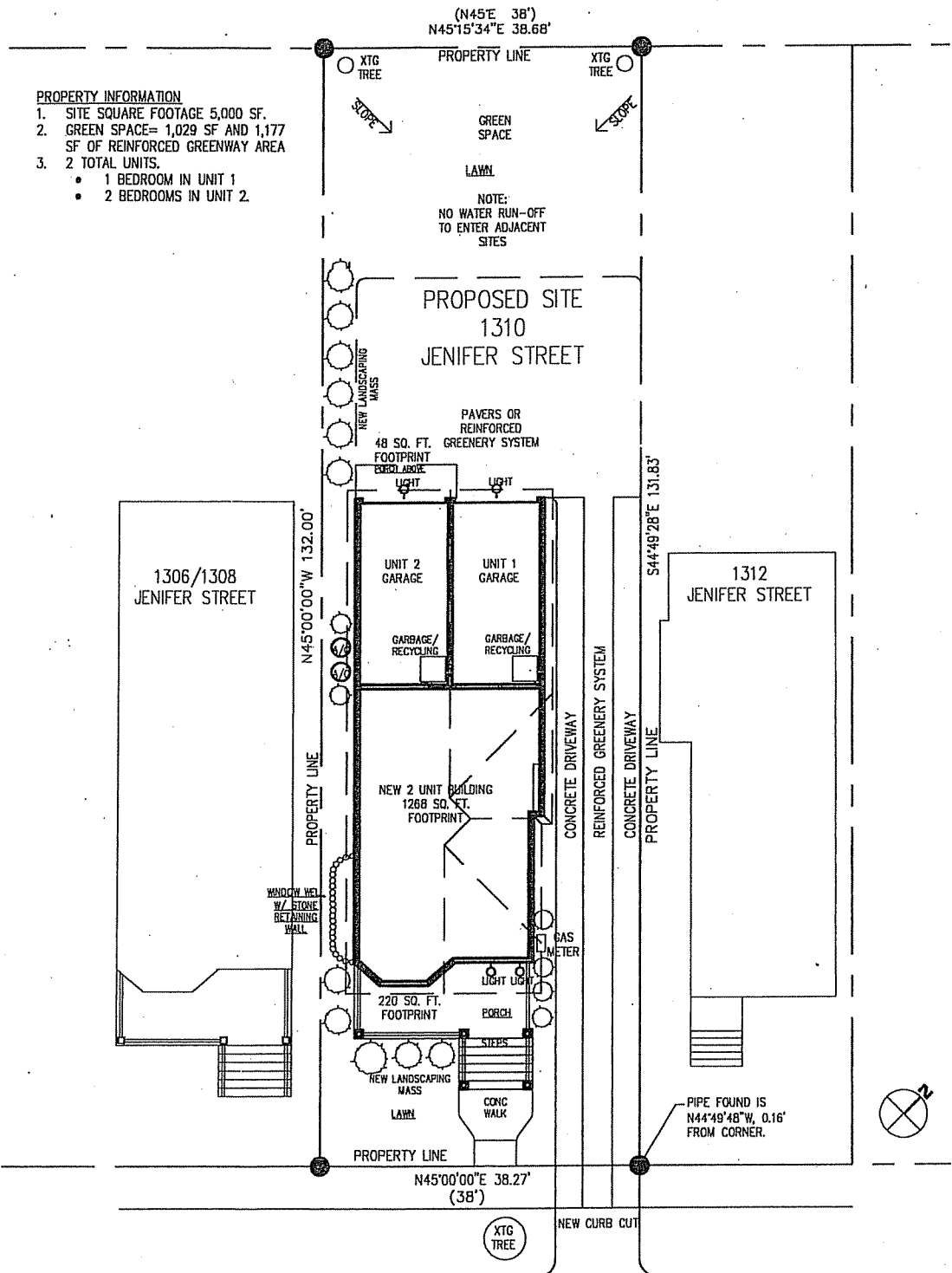
PREPARED BY:



LOCATIO
NOT TO

PROPERTY INFORMATION

1. SITE SQUARE FOOTAGE 5,000 SF.
2. GREEN SPACE= 1,029 SF AND 1,177 SF OF REINFORCED GREENWAY AREA
3. 2 TOTAL UNITS.
 - 1 BEDROOM IN UNIT 1
 - 2 BEDROOMS IN UNIT 2.



JENIFER STREET

1 SITE PLAN
1" = 20'-0"

PROPOSED SITE PLAN

DRAWING INDEX:

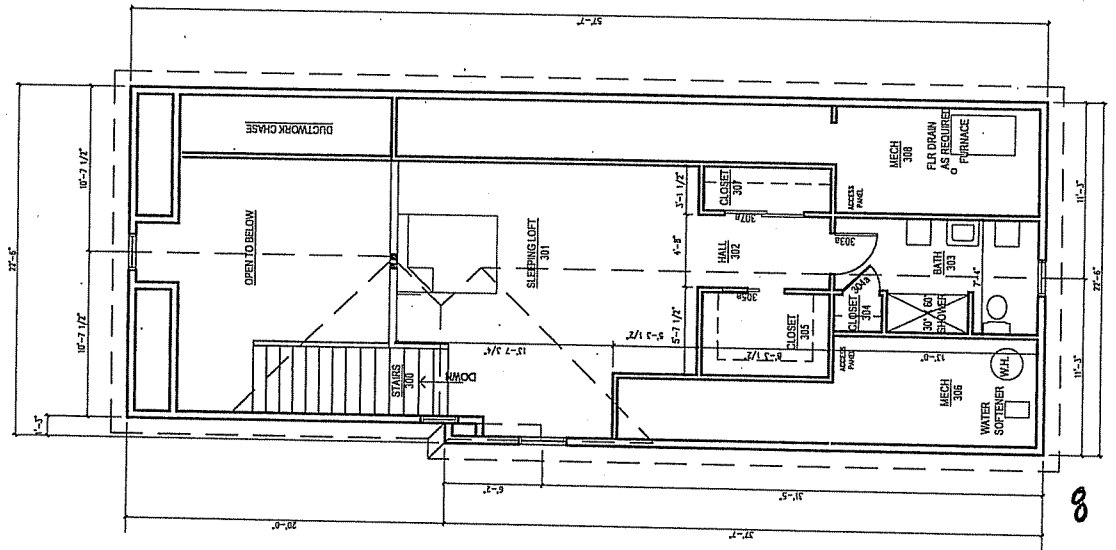
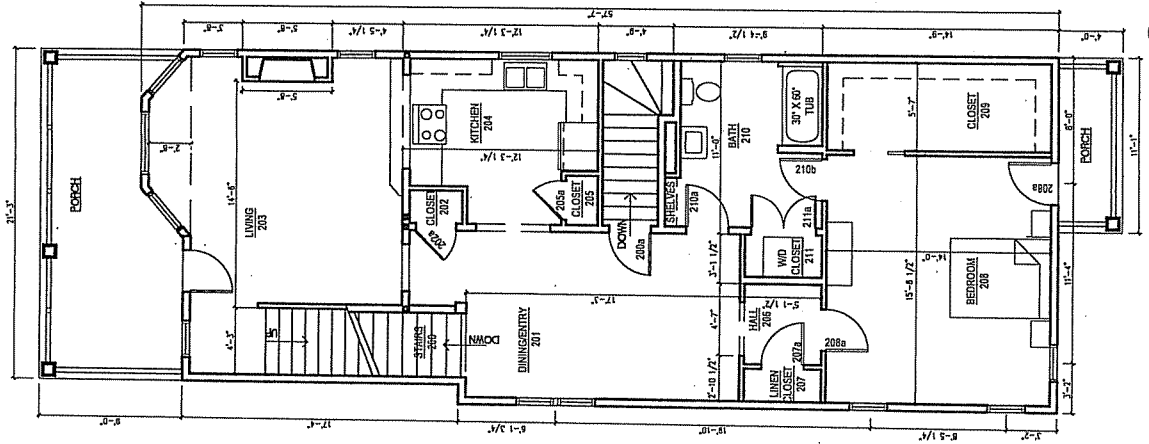
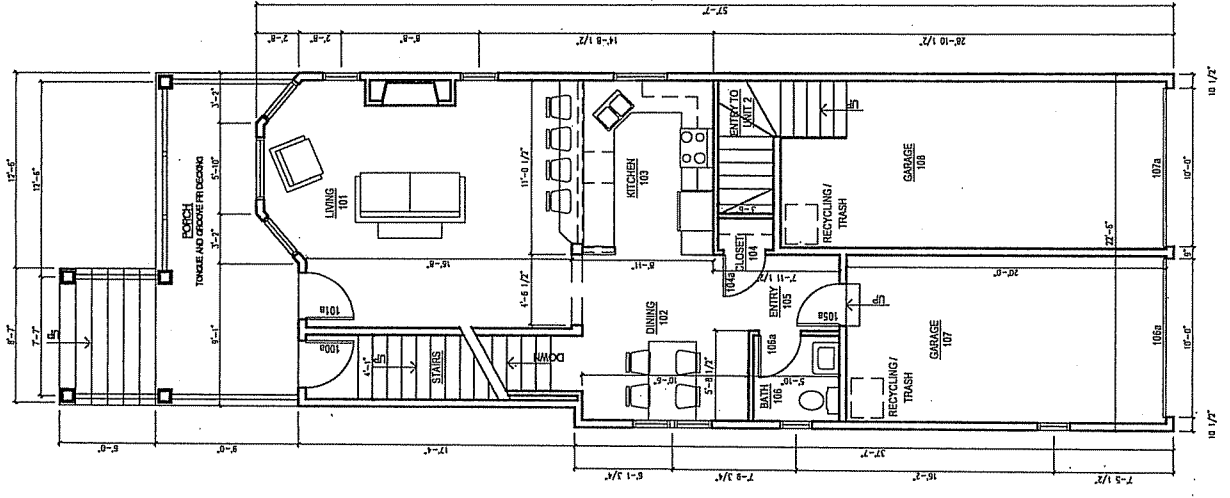
A.0	SITE PLAN AND FLOOR PLAN
A.1	FLOOR PLANS ELEVATIONS
A.2	ELEVATIONS

PROJECT:	1310 ENFER STREET
NUMBER:	0615000
DATE:	09/22/2005
REV:	
SHEET:	

ENFER STREET CONDOMINIUMS
DESIGN DEVELOPMENT
 1310 ENFER STREET
 MADISON, WI

222 West Washington Ave, Suite 310 Madison, WI 53703
 ph: 608.268.1499 fax: 608.268.1498
 www.destreearchitects.com
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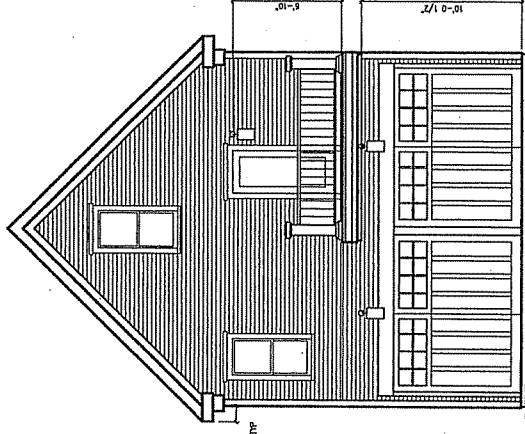
DESIREE DESIGN ARCHITECTS
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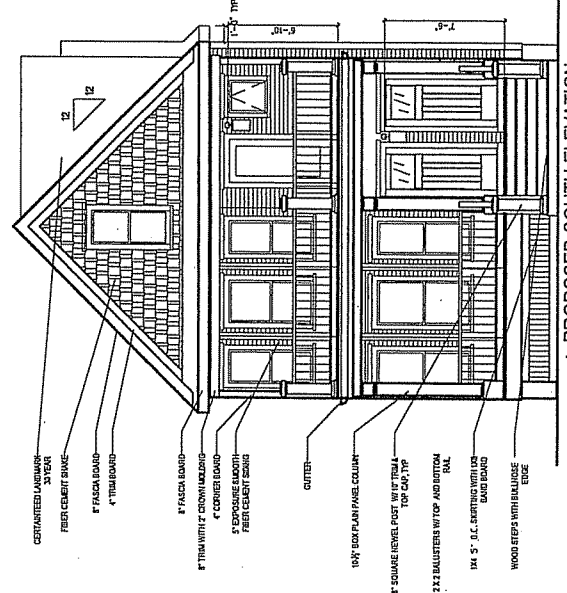
ENIFFER STREET CONDOMINIUMS
 DESIGN DEVELOPMENT
 1310 ENIFFER STREET
 MADISON, WI

PROJECT:	05123000
NUMBER:	05123000
DATE:	04/22/2008
REV:	

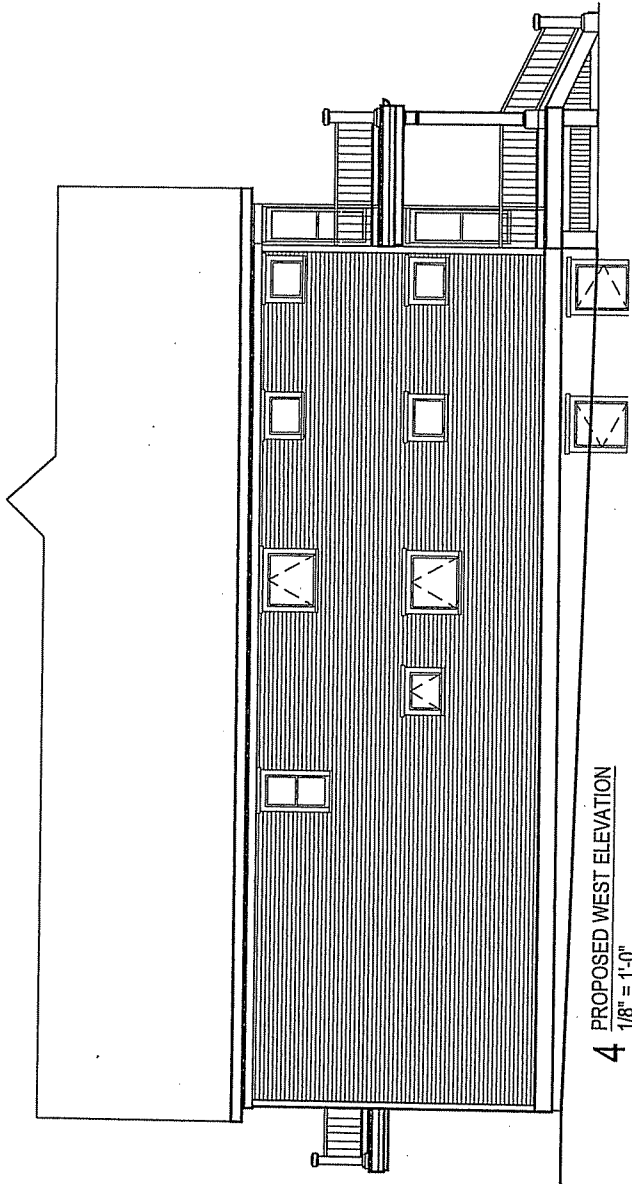
SHEET:
A.2



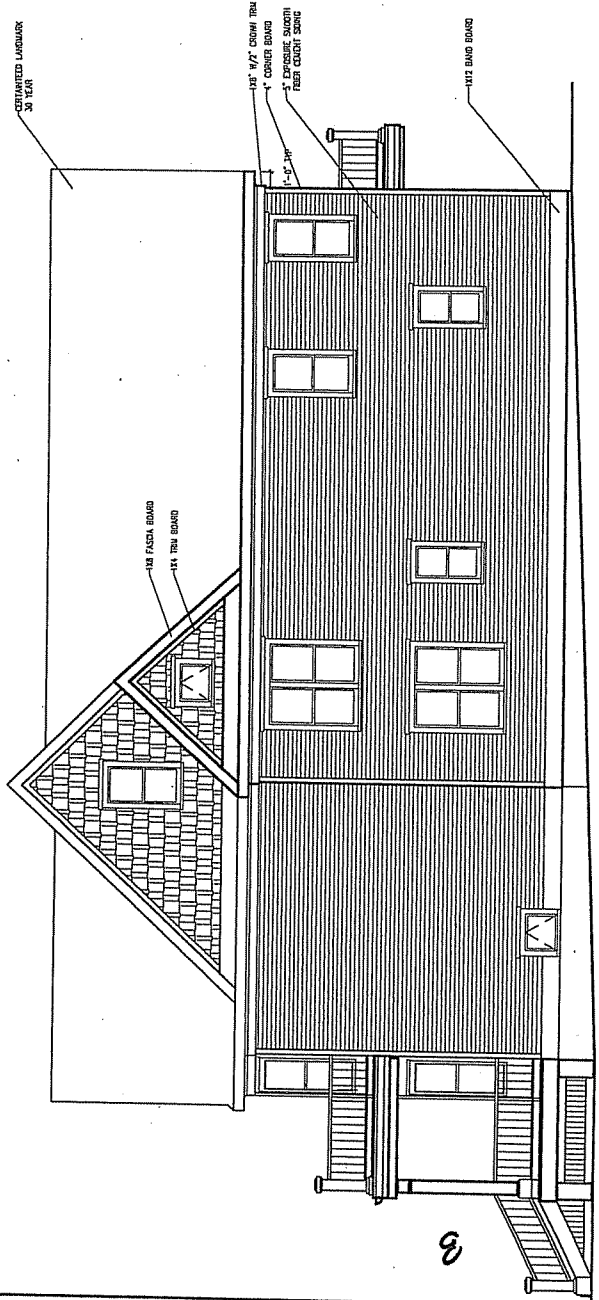
2 PROPOSED NORTH ELEVATION
 1/4" = 1'-0"



1 PROPOSED SOUTH ELEVATION



4 PROPOSED WEST ELEVATION
 1/8" = 1'-0"



3 PROPOSED EAST ELEVATION

3