

December 17, 2008

Residential Building
1144 & 1148 Jenifer Street
Madison, WI 53704



Letter of Intent

The property at 1148 Jenifer Street currently has a two-story, two-dwelling unit building on one side of the property and a vacant area on the other that was the location of a house that burned and was demolished some years ago.

The owner of the property wishes to move an existing house from 430 S. Thornton Avenue to the vacant portion of the site. The house is approximately 20 years newer than the adjacent houses, but of similar character as many other houses in the neighborhood. The relocated house will be installed on a new basement foundation and will align with the houses on either side. A new front porch will be constructed to match the existing porch, and floor levels will align with the houses on either side.

The relocated two-dwelling-unit house will be modified to have at least two bedrooms in each unit. Current plans include construction of a new rear stair addition with exterior porches facing the rear yard.

Because the property is smaller than the current minimum required lot area, the property cannot be subdivided. The City of Madison zoning ordinance does not allow two houses on one property in the R-4H zoning district. Therefore the City requires that the property to be rezoned as a PUD.

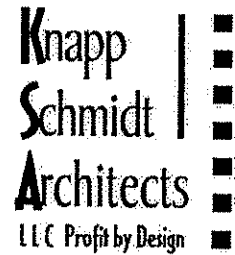
In November 2008, the Landmarks Committee considered the proposed plan and encouraged the owner to pursue saving the existing building at 430 S. Thornton Avenue by relocating it to the 1144 Jenifer Street location.

The proposed schedule is to gain approval by the City of Madison Planning Commission and City Council during the winter of 2008-2009, and relocate the building in early spring of 2009.

December 17, 2008

Jenifer Street Condominiums

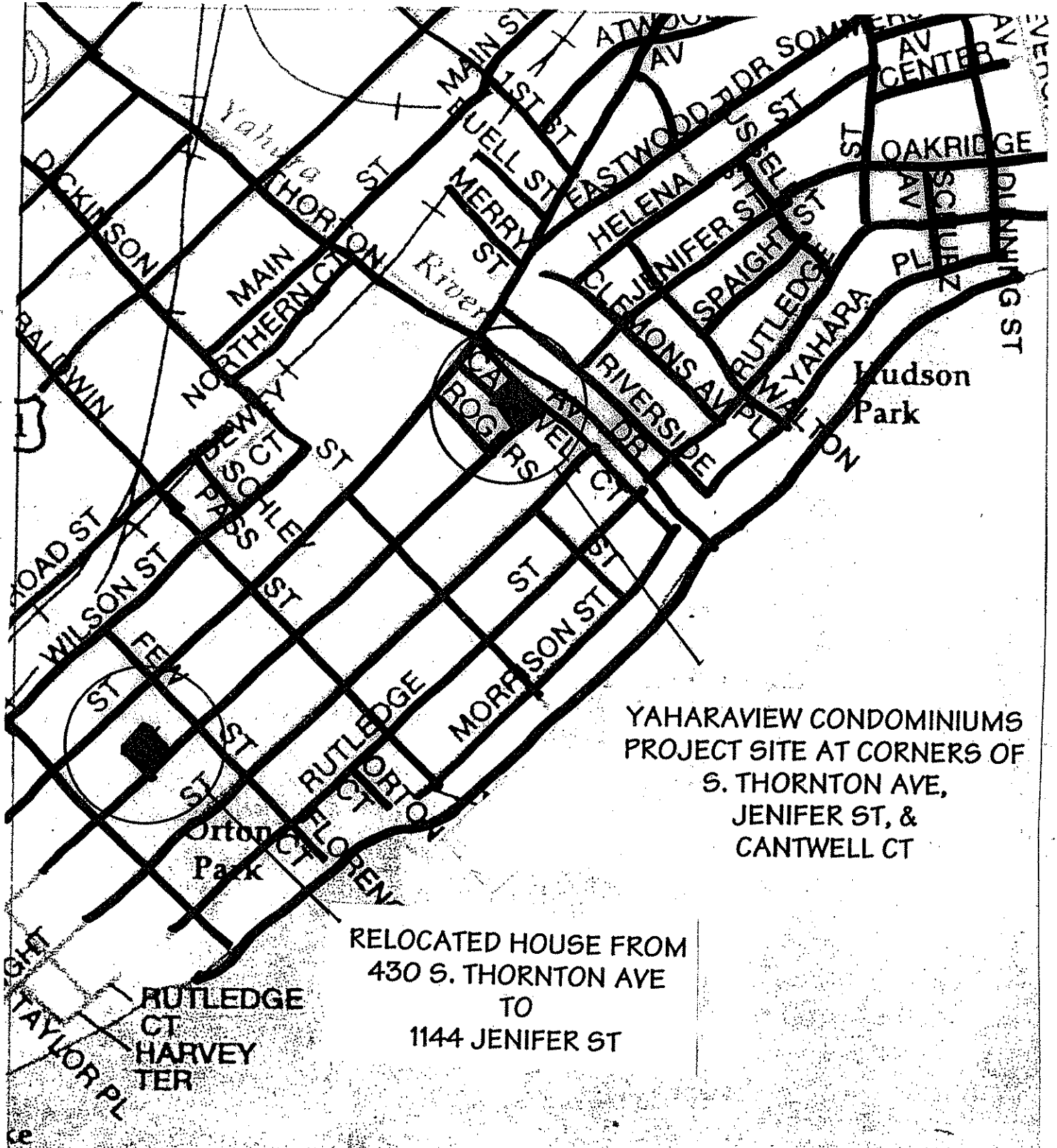
1144 Jenifer Street
1148 Jenifer Street
Madison, WI



Zoning Text

Legal Description: Original Plat, AKA Farwells replat, Blks 182 & 183, SE 82 FT of NE 1/2 of Lot 11, also the SW 1/2 of Lot 11.

- A. Statement of Purpose: This zoning district is established to allow two residential buildings on a single lot.
- B. Permitted Uses:
 - 1. Those that are stated as permitted users in the R4H District.
 - 2. Uses accessory to permitted uses as permitted in the R4H District.
- C. Lot Area 6,930 sf
- D. Floor Area Ratio
 - 1. Maximum floor area ratio permitted is 2.0
 - 2. Maximum building height shall be 3 stories or as shown on approved plans.
- E. Yard Requirements: Yard areas will be provided as shown on the approved plans.
- F. Landscaping: Site landscaping will be provided as shown on the 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 Ordinances, as compared to the R4H 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 R4H 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.

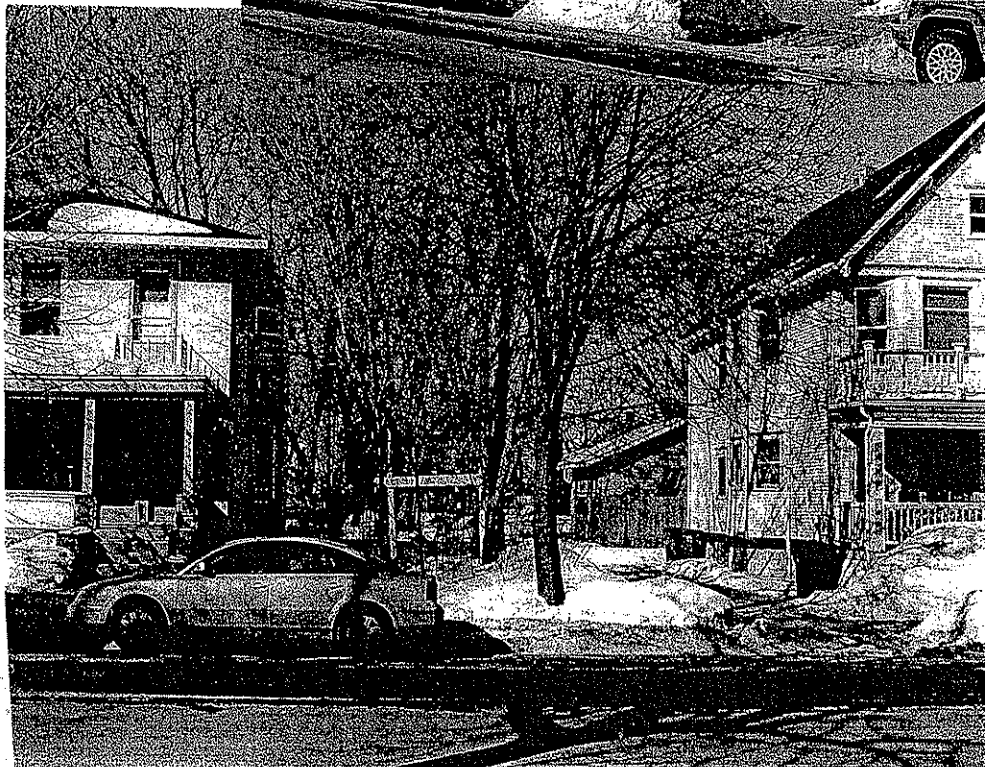


YAHARAVIEW CONDOMINIUMS
 PROJECT SITE AT CORNERS OF
 S. THORNTON AVE,
 JENIFER ST, &
 CANTWELL CT

RELOCATED HOUSE FROM
 430 S. THORNTON AVE
 TO
 1144 JENIFER ST

RUTLEDGE
 CT
 HARVEY
 TER

1148
JENIFER
STREET



OPEN LOT
FOR
1144
JENIFER
STREET

430
S THORNTON
HOUSE TO
RELOCATE



December 17, 2008

S07912

Jenifer Street Condominiums
 1144 Jenifer Street
 1148 Jenifer Street

Project Description
 Renovation of (3) Existing 4-Unit Residential Buildings, Construction of (1) 20Unit Residential Building, and Shared Parking Structure

Building Area Summary

	Gross Area Lower Level	Gross Area First Floor	Gross Area Second Floor	Gross Area Third Floor	Total Building Floor Area	Residential Unit #1	Residential Unit #2	Residential Unit #3	Residential Unit #4
1144 Jenifer Street									
Unit #1 Lower Level	787 sf					787 sf			
Unit #2 Lower Level	409 sf						409 sf		
Unit #1 First Floor		1,115 sf				1,115 sf			
Unit #2 Second Floor			1,153				1,153 sf		
Total	1,196 sf	1,115 sf	1,153 sf		3,464 sf				
1148 Jenifer Street									
Lower Level Common Building Area	996 sf								
Unit #3 First Floor		996 sf						996 sf	
Unit #4 Second Floor			996 sf						996 sf
Unit #4 Third Floor				615 sf					615 sf
Total	996 sf	996 sf	996 sf	615 sf	3,603 sf	1,902 sf	1,562 sf	996 sf	1,611 sf
Total Building Floor Area					7,067 sf				
Project Site Area					6,930 sf				
Total Building Area	2,192 sf				2,192 sf				
Site Coverage					31.6%				
Floor Area Ratio					1.0				

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Mark J. Schmidt Architect



EXISTING 1148 JENIFER ST

EXISTING 1148 JENIFER ST

1144 JENIFER ST RELOCATED FROM S. THORNTON AVE



1144 JENIFER ST RELOCATED FROM S. THORNTON AVE

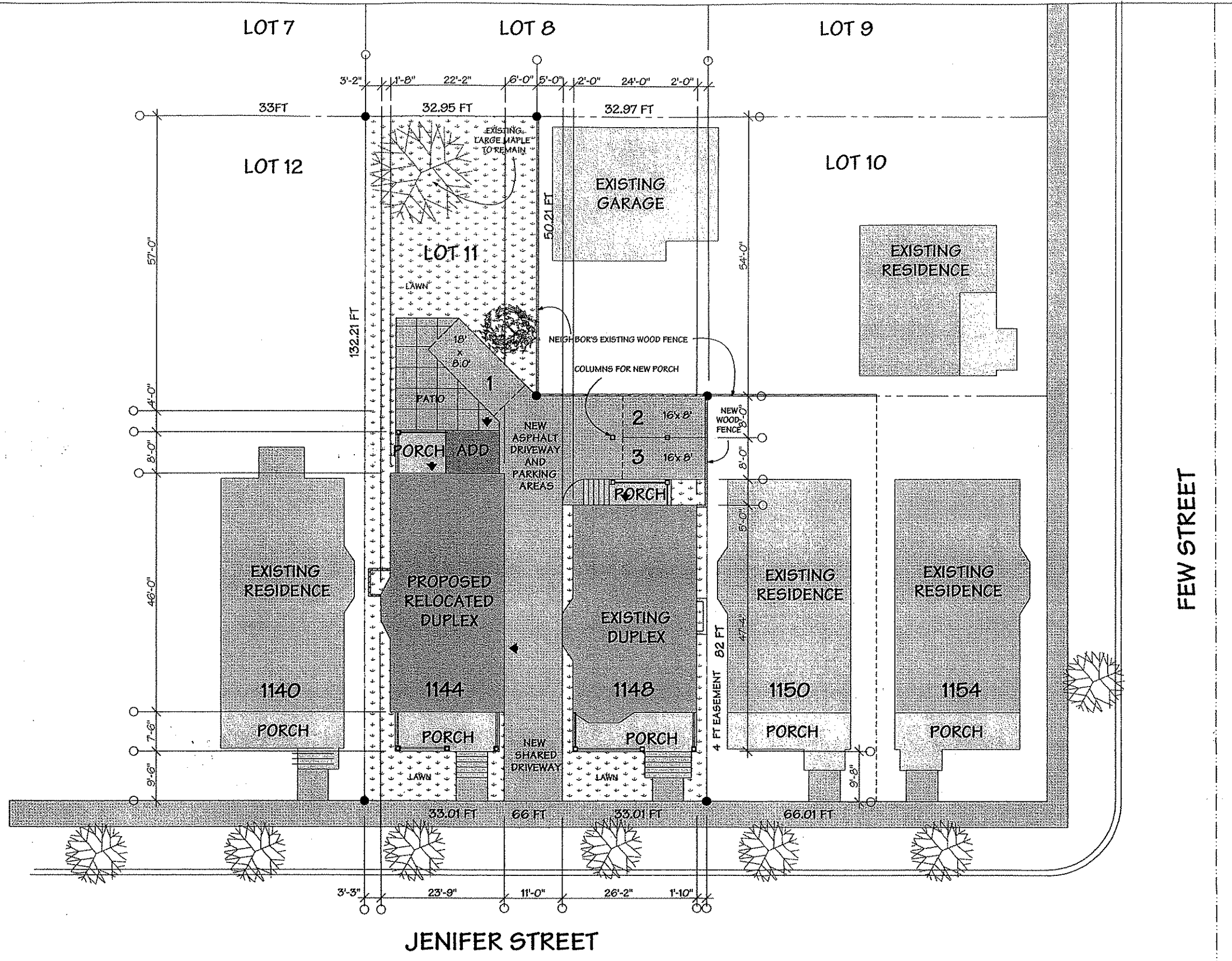
RELOCATION OF
1144 & 1148 JENIFER ST
 MADISON, WISCONSIN

ISSUED:	PRELIMINARY DESIGN
DATE:	02/05/09
DRAWN BY:	SK
CHECKED BY:	MS
JOB NO.:	607012

PERSPECTIVE

SHEET No. 1.4

PLOT DATE: 02/05/09 50712



SITE PLAN NOTES:

SCOPE OF WORK

SITE AREA CALCULATIONS:
6,930 sq ft

RELOCATED 1144:
1,027 sq ft
86 sq ft

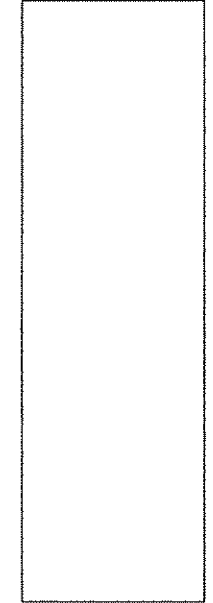
EXISTING 1148:
996 sq ft

PAVED AREA
1,481 sq ft

PAVED AREA COVERAGE

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ALTERATIONS TO
1144 & 1148 JENIFER STREET
MADISON, WISCONSIN

DATE:	ISSUED:
02/05/09	PRELIMINARY DESIGN
	50712

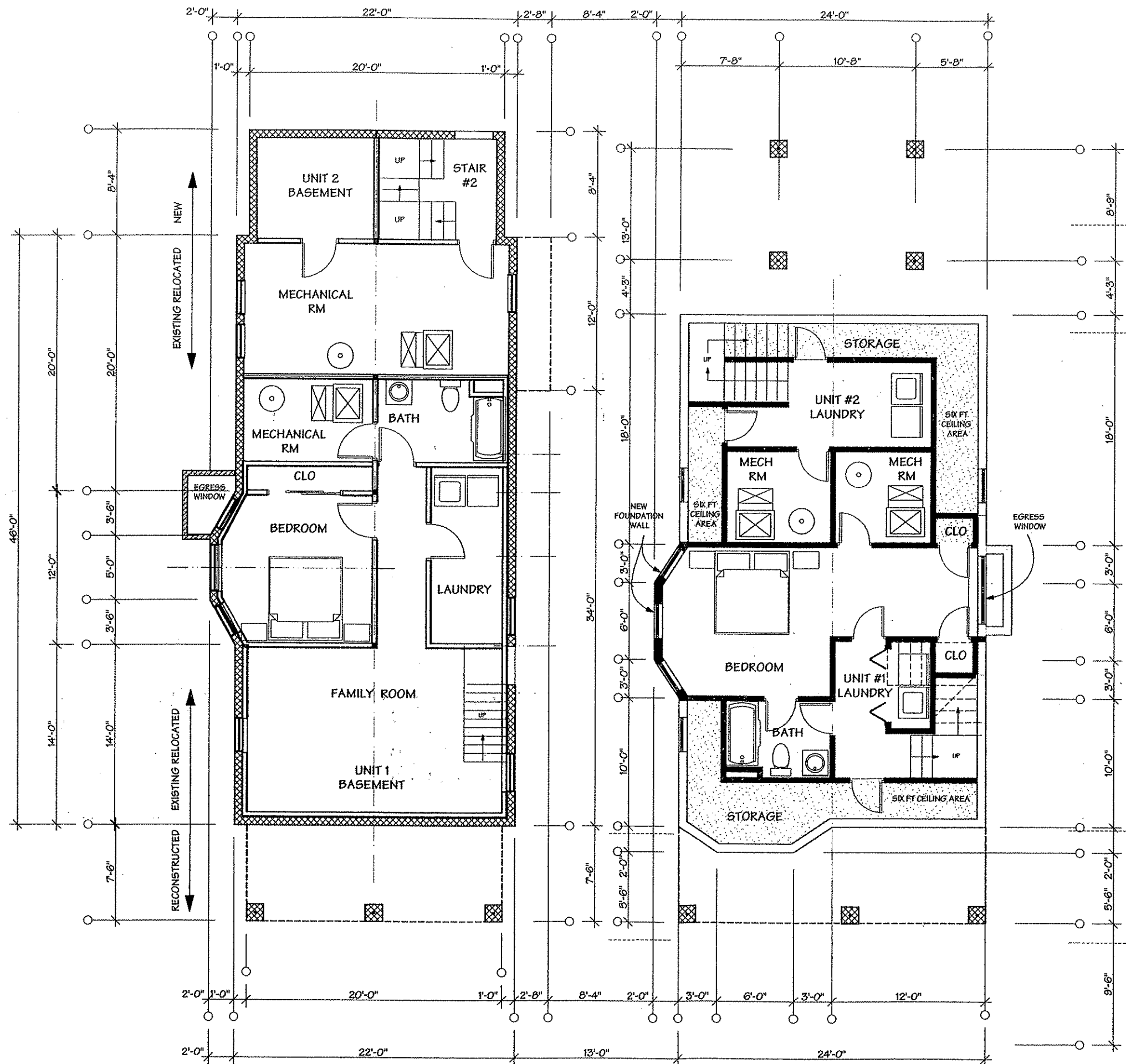
GRAPHIC SCALE: 1" = 10'-0"

TRUE NORTH

PROJECT NORTH

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SITE PLAN
2.1



RELOCATED 1144

EXISTING 1148

BASEMENT FLOOR PLAN NOTES:

SCOPE OF WORK:

- 1- RELOCATE MAIN PORTION OF EXISTING HOUSE
- 2- INSTALL ON NEW FOUNDATION.
- 3- REBUILD FRONT PORCH AND REAR ENTRY STAIR AND PORCHES

BUILDING AREA:

1144 JENIFER BASEMENT

UNIT #1	787 sq ft
UNIT #2	409 sq ft
TOTAL AREA	1,196 sq ft

1148 JENIFER BASEMENT

UNIT #	178 sq ft
UNIT #1 STORAGE	185 sq ft
TOTAL	364 sq ft

UNIT #2	470 sq ft
UNIT #2 STORAGE	164 sq ft
TOTAL	632 sq ft
TOTAL AREA	996 sq ft

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AIA

**RELOCATION OF
1144 & 1148 JENIFER ST
MADISON, WISCONSIN**

ISSUED:	PRELIMINARY DESIGN
DATE:	02/05/09
DRAWN BY:	SCHROEDER
JOB NO:	507012

SCALE: 1/4"=1'-0"

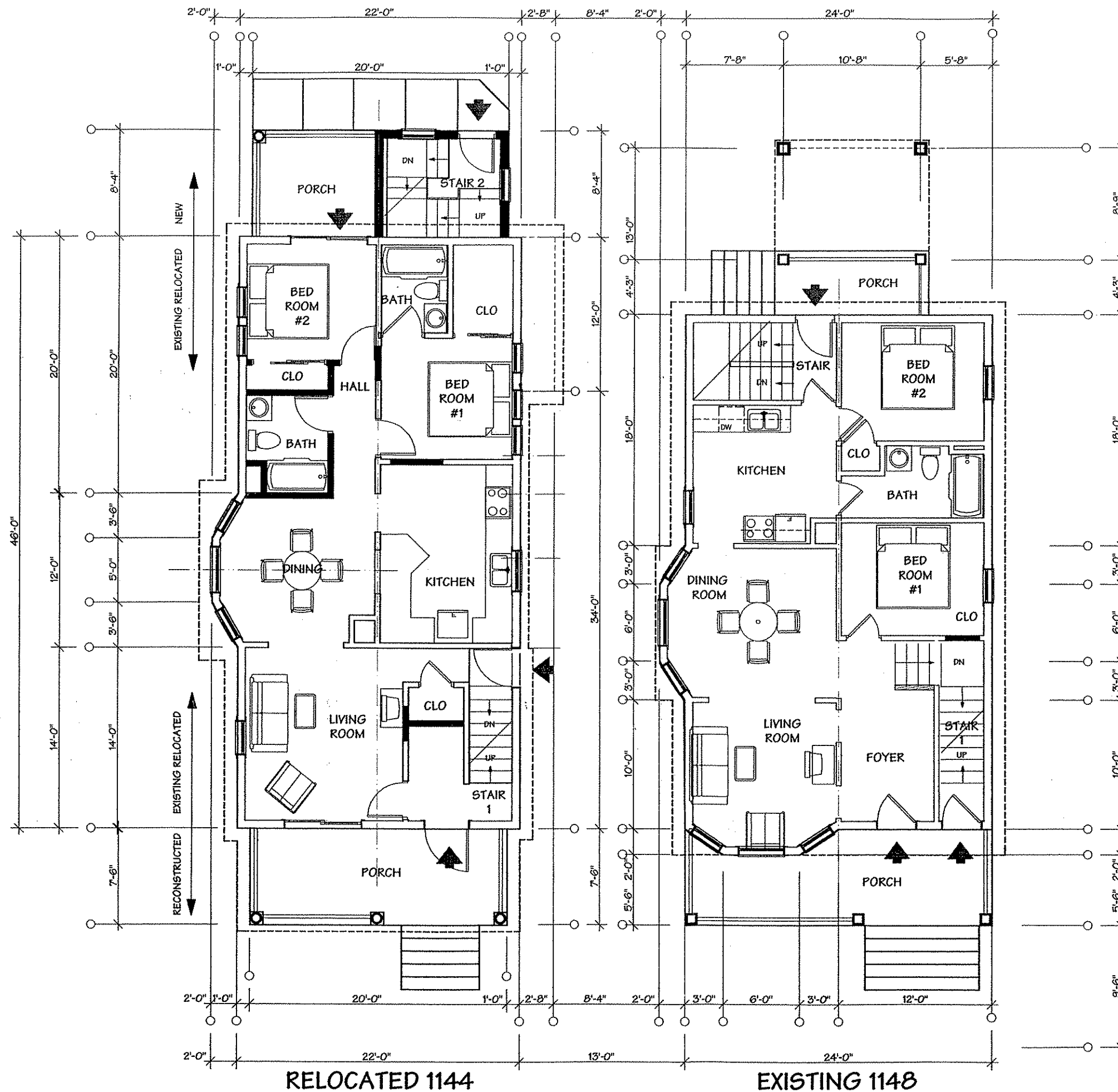
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PROJECT NORTH

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BASEMENT FLOOR PLAN

SHEET No. **6.0**



FIRST FLOOR PLAN NOTES:

SCOPE OF WORK:

- 1- RELOCATE MAIN PORTION OF EXISTING HOUSE
- 2- INSTALL ON NEW FOUNDATION.
- 3- REBUILD FRONT PORCH AND REAR ENTRY STAIR AND PORCHES

BUILDING AREA:

1144 JENIFER STREET

1,115 sq ft

1148 JENIFER STREET

996 sq ft

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**RELOCATION OF
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MADISON, WISCONSIN**

ISSUED:	PRELIMINARY DESIGN
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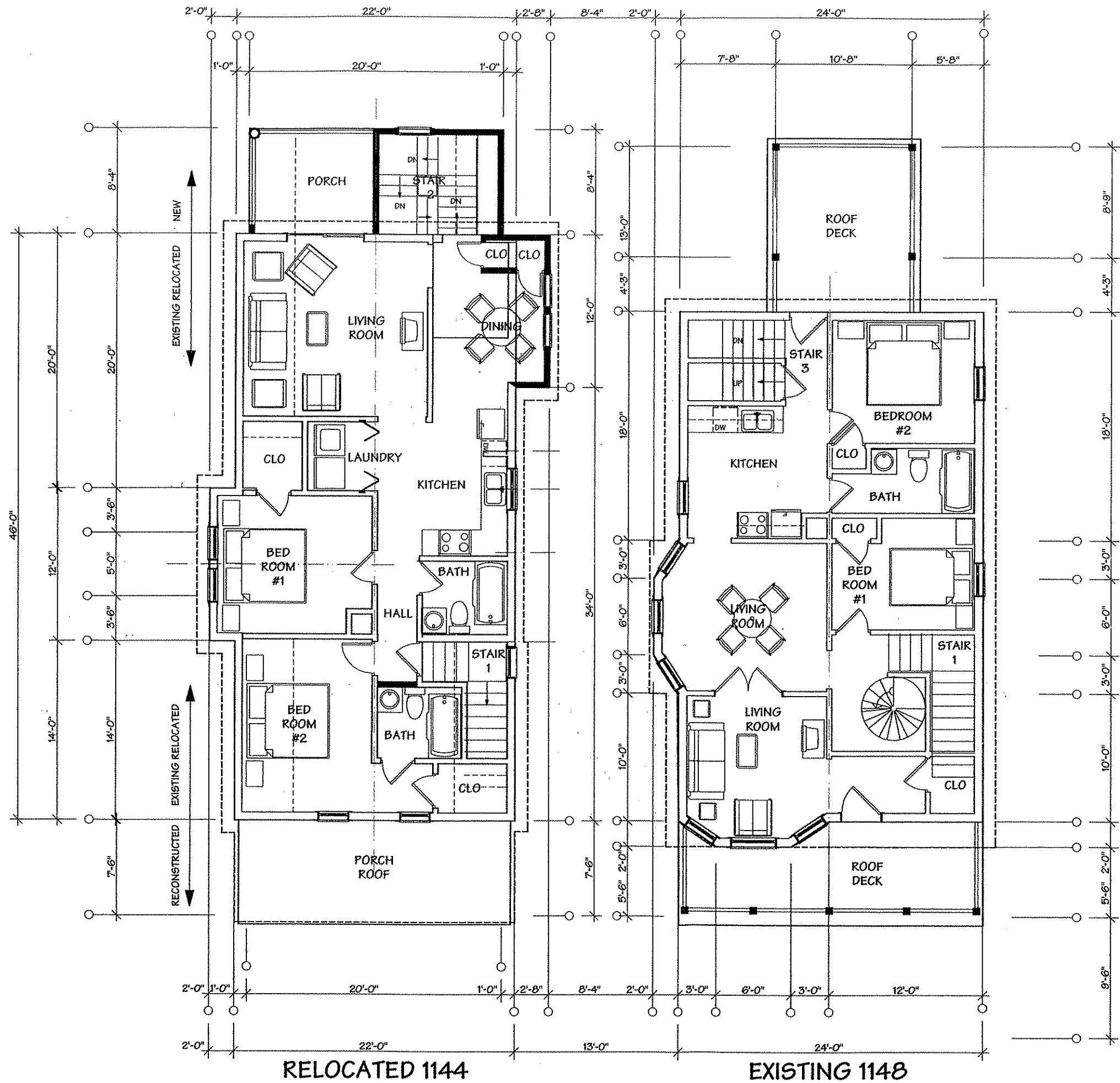
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FIRST FLOOR PLAN

SHEET No. 6.1



SECOND FLOOR PLAN NOTES:

SCOPE OF WORK:

- 1- RELOCATE MAIN PORTION OF EXISTING HOUSE
- 2- INSTALL ON NEW FOUNDATION.
- 3- REBUILD FRONT PORCH AND REAR ENTRY STAIR AND PORCHES

BUILDING AREA:

1144 JENIFER STREET
1,153 sq ft

1148 JENIFER STREET
996 sq ft

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**RELOCATION OF
1144 & 1148 JENIFER ST
MADISON, WISCONSIN**

ISSUED:	PRELIMINARY DESIGN
DATE:	02/05/09
DRAWN BY:	DESIGNED BY:
JOB NO:	507012

SCALE: 1/4"=1'-0"

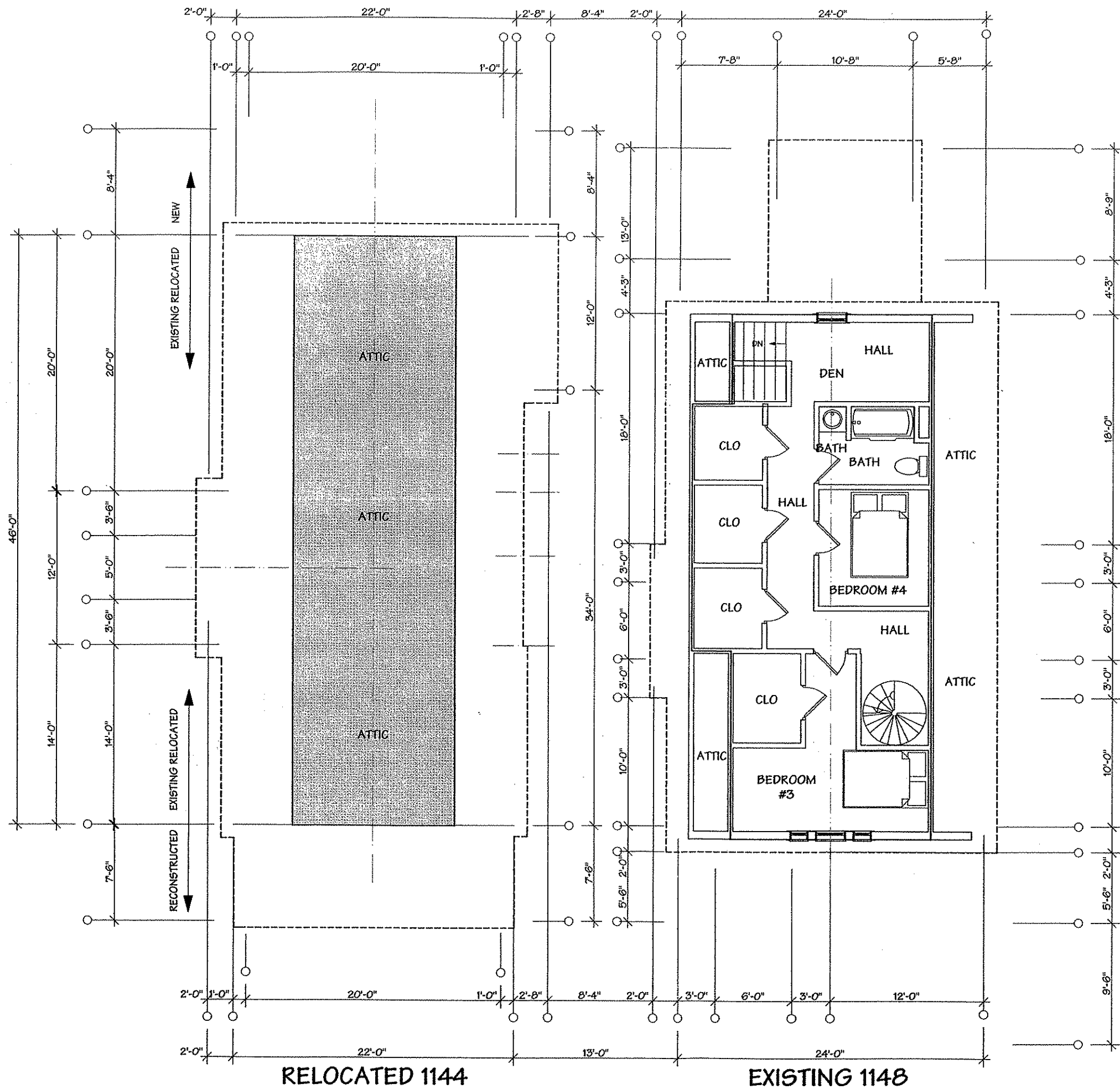
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SECOND FLOOR PLAN

SHEET No. 6.2



THIRD FLOOR PLAN NOTES:

SCOPE OR WORK:

BUILDING AREA:

1144 JENIFER

0 sq ft

1148 JENIFER

704 sq ft

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RELOCATION OF
1144 & 1148 JENIFER ST
MADISON, WISCONSIN

ISSUED:	PRELIMINARY DESIGN
DATE:	02/05/09
PLANNED BY:	DESIGNED BY:
JOB NO:	507012

SCALE: 1/4"=1'-0"

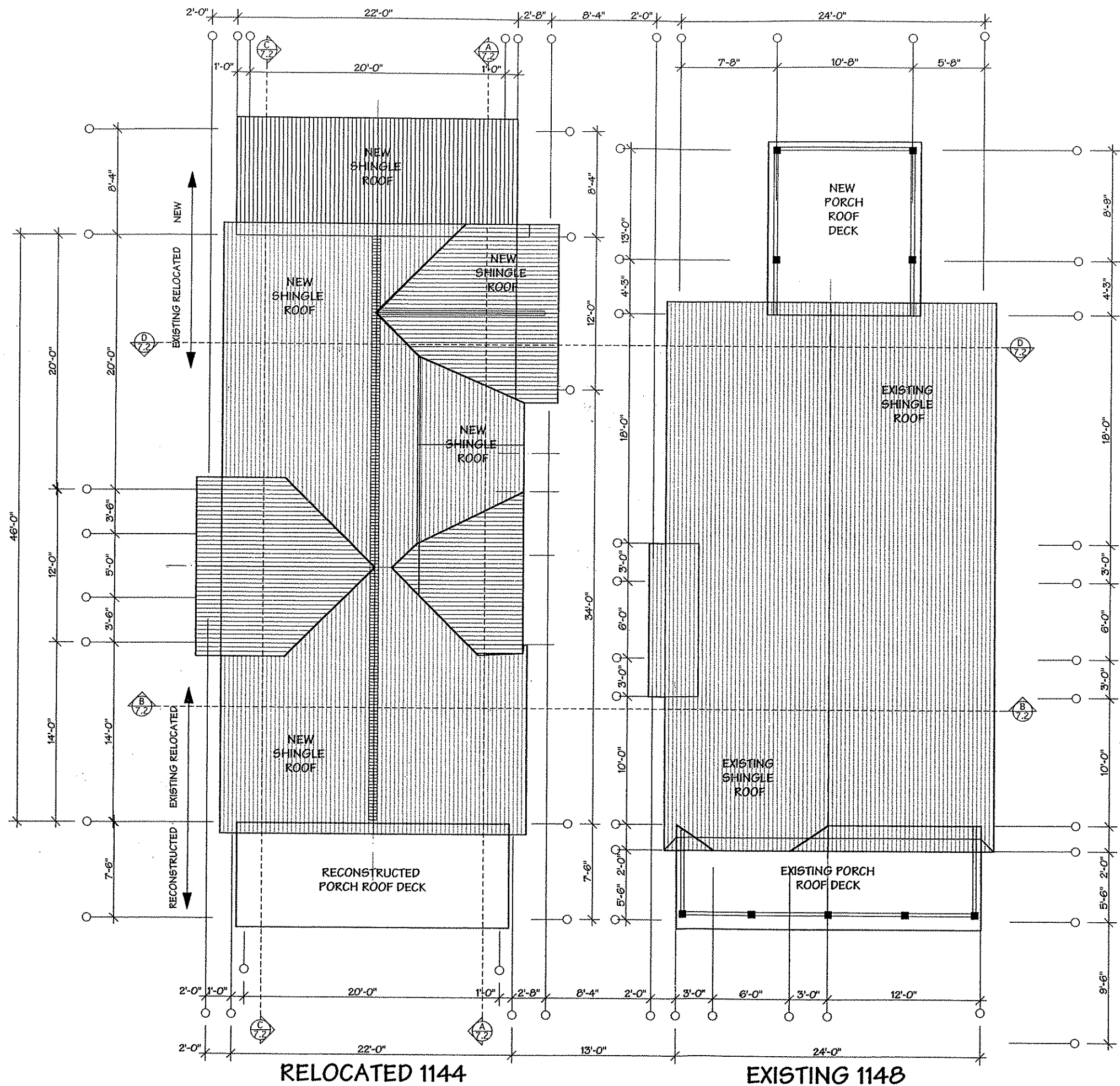
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THIRD FLOOR PLAN

SHEET No. 6.3



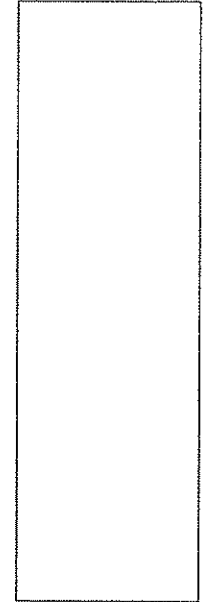
ROOF PLAN NOTES:

SCOPE OF WORK

- 1- CONTRACT NEW REAR ADDITION ROOF AS SHOWN WITH 10/12 ROOF SLOPE TO MATCH EXISTING
- 2- PROVIDE NEW ASPHALT SHINGLES REPLACE DAMAGED SHEATHING AS NECESSARY

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**RELOCATION OF
 1144 & 1148 JENIFER ST
 MADISON, WISCONSIN**

ISSUED:	PRELIMINARY DESIGN
DATE:	02/05/09
DRAWN BY:	DESIGNED BY:
CHECKED BY:	JOB NO:
	507012

SCALE: 1/4"=1'-0"

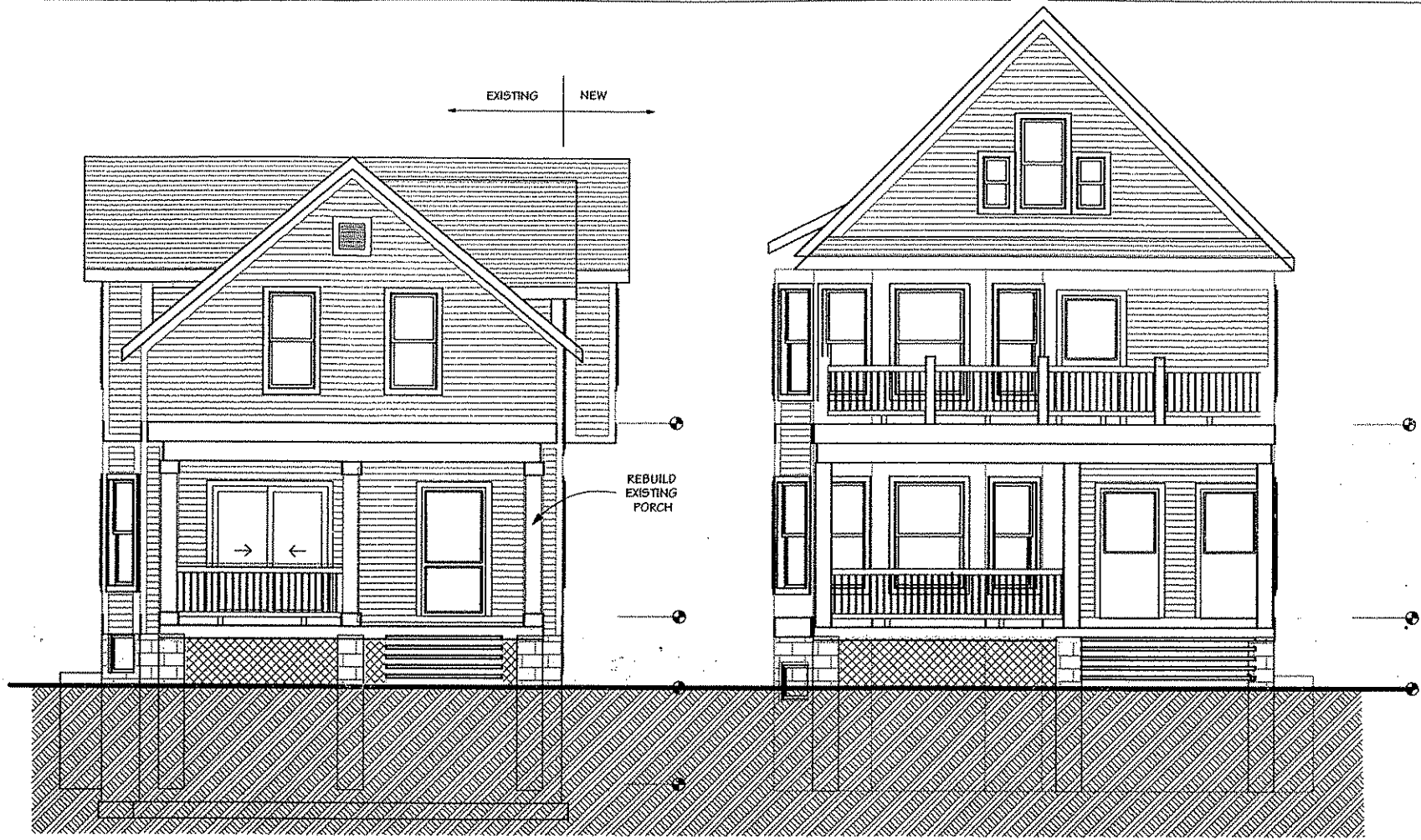
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PROJECT NORTH

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ROOF PLAN

SHEET No. 7.1



RELOCATED

EXISTING

EXISTING NEW

A
8.1 1144 JENIFER STREET

A
8.1 1148 JENIFER STREET



B
8.1 SIDE VIEW
1144 JENIFER STREET

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RELOCATION OF
1144 & 1148 JENIFER ST
MADISON, WISCONSIN

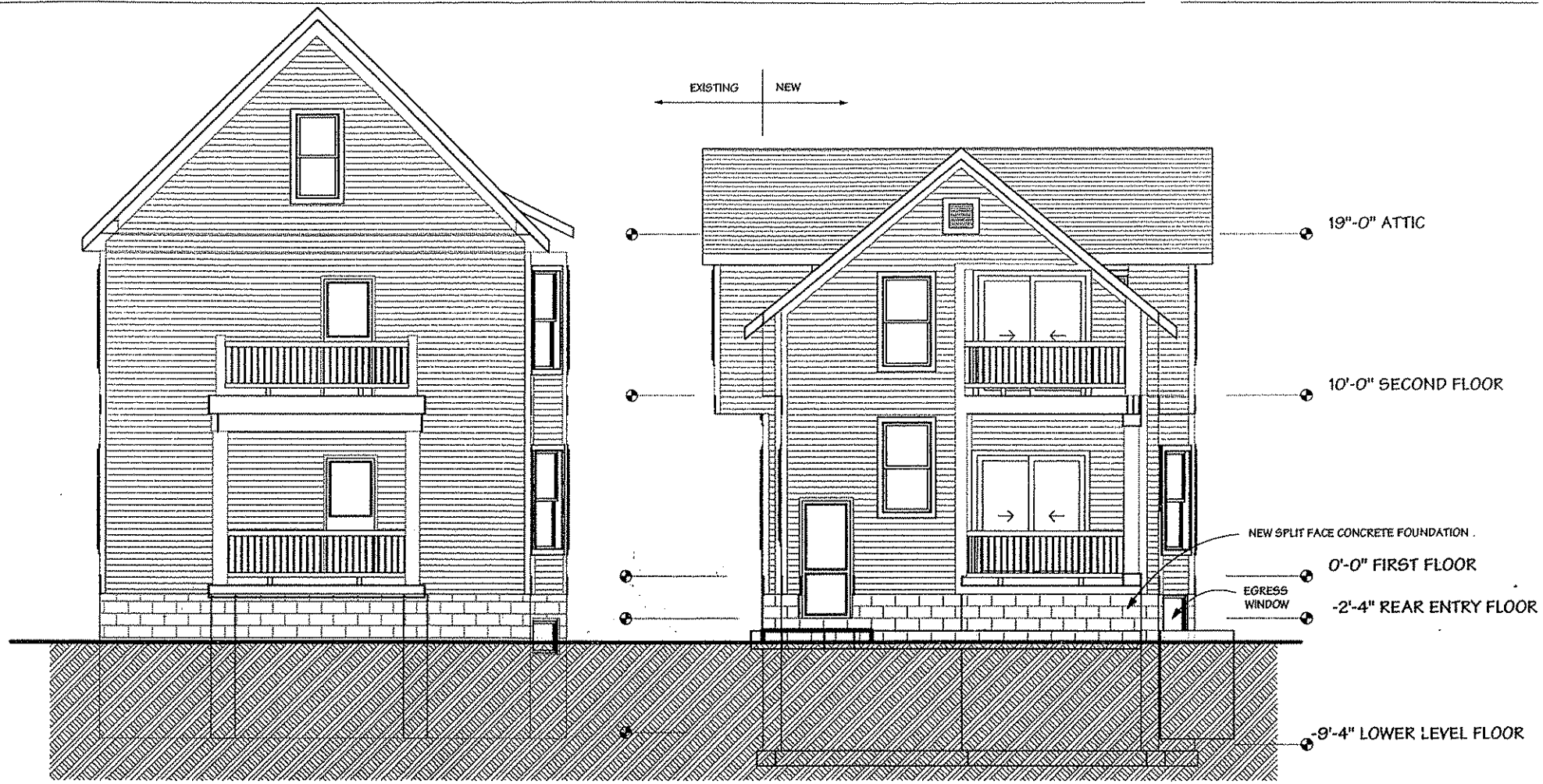
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	JOB NO. 507012

EXTERIOR ELEVATIONS

SHEET No. 8.1

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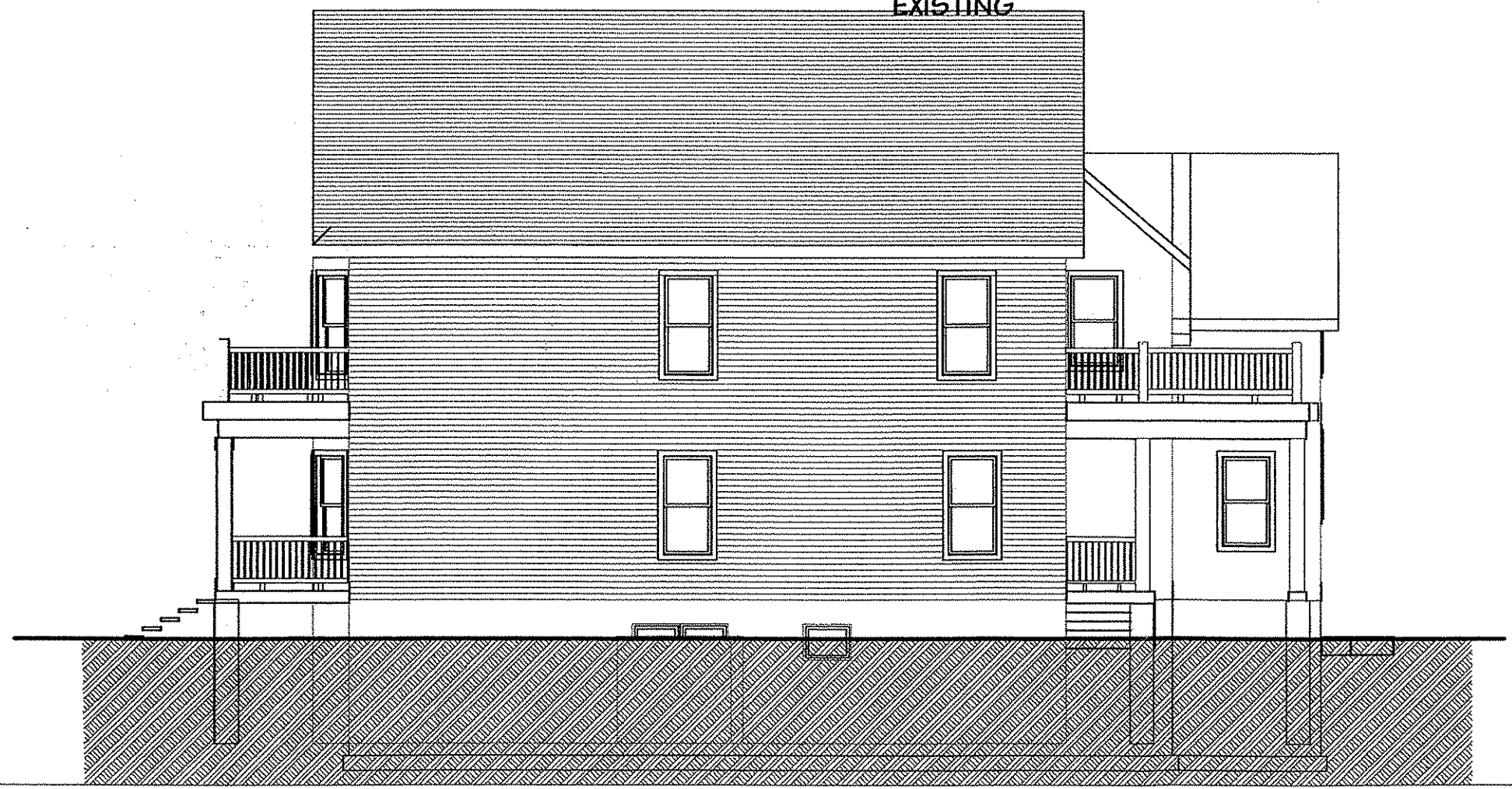
Mark J. Schmidt Architect



EXISTING

RELOCATED

C
 8.2 1144 JENIFER ST



D
 8.2 SIDE

RELOCATION OF
 1144 & 1148 JENIFER ST
 MADISON, WISCONSIN

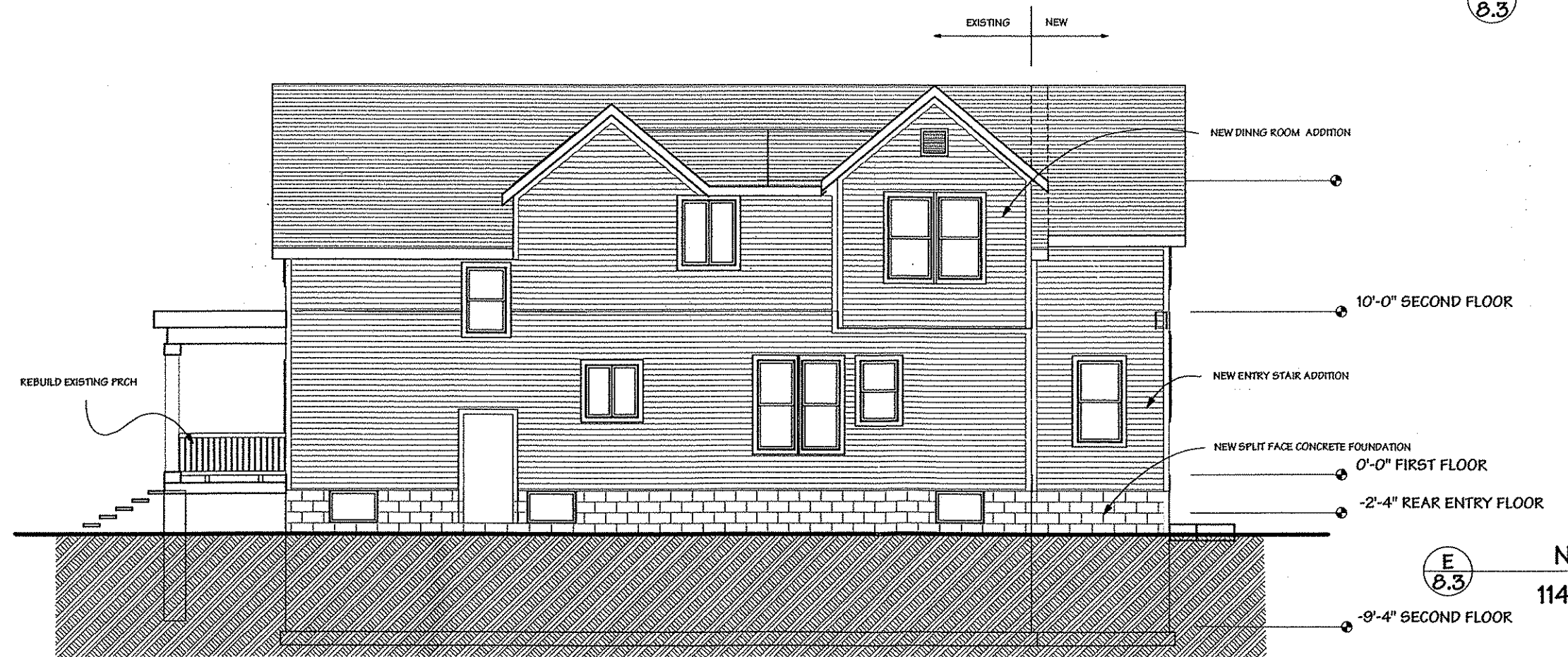
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DRAWN BY:	CHECKED BY:
JOB NO. 507012	

EXTERIOR ELEVATIONS
 SHEET No. 8.2



SIDE VIEW

E
8.3



NORTH ELEVATION
 1144 JENIFER STREET

E
8.3

RELOCATION OF
 1144 & 1148 JENIFER ST
 MADISON, WISCONSIN

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JOB NO.:	607012

EXTERIOR ELEVATIONS

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