

8.25.14

Dear Plan Commission members:

\* Regarding 739 Williamson Street and 740 Jenifer Street

Additional information regarding item 3 and 4 of your agenda packet

#### Heights vs. floors vs. stories

The majority, or 3 out of 5 existing buildings on the Southern side of the 700 Block of Williamson Street are 3 story buildings. (8/20 email Matt Tucker enclosed). At the time BUILD plan was adopted those same structures existed, with the exception of 731 Williamson Street, later demolished and rebuilt as another 3 story structure after BUILD. The majority of the buildings are now, and were then as BUILD was adopted by the neighborhood, 3 story structures. The heights have not changed. Our proposed small in-fill building is a 4 story building, however only 2'11" taller than what is now, and was then, the predominate height on that block. 1 story in additional floor, however not an additional story in height.

The Ott House at 754 Jenifer is the highest building on the entire block and will remain such if our building is approved.

#### BUILD Preservation and Structured Parking Bonus

Enclosed you will find a copy of page 32 of the BUILD document as referenced by the staff report, as well as a VRA map as created and presented by Amy Scanlon preservation planner, City of Madison. The BUILD plan grants a 'bonus floor to an adjoining parcel (740 Jenifer) or an adjacent parcel within the visually related field defined in the ordinance'. RPG is renovating 740 Jenifer (CA enclosed), as well, RPG has also received a CA for the renovation of 754 Jenifer, a National Landmark Home, the Ott House, which defined by Amy Scanlon as an adjacent parcel within the VRA of both 740 and 739 Jenifer. Both VRA radius tip or enclose 754 Jenifer Street.

Going back to the point indicated above, RPG is proposing another story, allowed then within the BUILD plan guidelines, per page 32 sec 2.sub a., over what is the predominate make up of the structures currently and when BUILD was written - 3 story structures. (the intent of the people writing the guidelines reflected what was present then is still there today) We are requesting for a 4 story structure, 1 story over what is there, but not a 'whole story in height' as the staff report indicates.

Set Back, Easement and Engineering:

Today 8.25.14, Matty of RPG, had a conversation with Janet Schmidt, City Engineering She informed Matty that after speaking with Rob Philips also of Engineering, she spoke Friday with Tim Park and informed him that,

*“Engineering does not wish to drive the set back requirement or not make the building functional or work. That was not the intention of the easement request. If Plan Commission requires any further set back then Engineering would like that additional amount be made part of a sidewalk easement agreement. If no further set back is requested by Plan Commission, then Engineering is willing to accept what is currently indicated on our plan.”*

The terrace on Williamson Street was widened an additional 2' with the recent reconstruction of the street, making the width of the terrace 4' 6" at that point along the street. (739) Our development is currently 1' 6" off of the city right-of-way and a total of 2' 6" off the sidewalk. We have pulled the building back away from and off the City right-of-way after our initial submittals.

With what is in front of you tonight, the stairway structure is 2' 6" from the sidewalk.

731 Williamson Street is 1' 6" from sidewalk with an easement agreement.

737 Williamson Street, immediately to the West, is built on the lot line, with 0' set back City ROW

The Architect will have a lay-out diagram for your review.

Thank you for your time.