

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
May 24, 2006

ZONING MAP AMENDMENT, I.D. 03695 LOCATED AT 1310 JENIFER STREET:

1. Requested Action: Approval to rezone property from R4A Limited General Residence District to PUD(GDP-SIP) Planned Unit Development-Specific Implementation Plan District to allow for the demolition of an existing single-unit residence and the construction of a new two-unit residence located on a parcel at 1310 Jenifer Street.
2. Applicable Regulations: Section 28.12(10) provides the guidelines and regulations for the approval of zoning map amendments. Section 28.07(6) provides the guidelines and regulations for Planned Unit Development Districts. Section 28.04(22) provides the process and standards for the issuance of demolition permits.
3. Report Drafted By: Peter Olson, Planner II.

GENERAL INFORMATION:

1. Applicant: Michael Matty, Renaissance Property Group, LLC, 1 Sherman Terrace, Unit 102, Madison, WI 53704.
2. Status of Applicant: Property owner.
3. Development Schedule: The applicant wishes to demolish the existing building and commence new construction as soon as all land use approvals have been obtained.
4. Parcel Location: Northwest side of Jenifer Street, three lots northeast of the intersection with South Baldwin Street, Aldermanic District 6, Madison Metropolitan School District.
5. Parcel Size: This parcel contains 5,016 square feet (0.115 acres).
6. Existing Zoning: R4A Limited General Residence District.
7. Existing Land Use: Single-unit dwelling.
8. Proposed Use: Demolish existing residence and construct a 2-unit condominium building.
9. Surrounding Land Use and Zoning (See map): This property is located within the Marquette Neighborhood which is predominantly a low to medium density residential area zoned R4A. The rear lot line of the subject property backs up to the Williamson Street commercial corridor, predominantly zoned C2.

10. Adopted Land Use Plan: The recently adopted Comprehensive Plan for the City of Madison recommends this area for medium density residential uses (16-40 dwelling units per acre).
11. Environmental Corridor Status: This property is not located within a mapped environmental corridor.

PUBLIC UTILITIES AND SERVICES:

This property is served by a full range of urban services.

STANDARDS FOR REVIEW:

This application is subject to the Demolition and Planned Unit Development District standards.

ANALYSIS AND EVALUATION:

The subject property is currently a single-unit residence originally constructed in 1889. A small shed is located in the rear yard area. The underlying lot is relatively level, sloping slightly downward from the rear property line to the Jenifer Street right-of-way. The underlying lot was originally subdivided as part of the original plat of Madison and in common with many original plat lots was further divided at the time the home was originally constructed. This lot is currently 38-feet in width, 132-feet in depth and contains a total of 5,016 square feet. The existing surrounding development pattern along the Jenifer Street right-of-way is predominantly one and two-family residences with an occasional somewhat larger four or five-unit dwelling. The subject property backs up to the Williamson Street commercial corridor which, at this location, also contains some residential properties. The rear lot line of the subject property is adjacent to the property which currently contains the St. Vincent De Paul resale store.

According to the materials submitted by the applicant, the existing building on this property is in relatively poor condition due to lack of maintenance, years of neglect, and deteriorating footings and foundation (see attached letter of intent). The applicant has determined that it is not cost effective to rehabilitate the existing residence and wishes to demolish the existing building and construct a new two-family dwelling, which will be arranged in a two-flat style. The lower level unit will contain one bedroom and the upper unit will contain two bedrooms. These two units will yield an overall density of approximately 17.4 dwelling units per acre on this 0.115 acre site. This density is within the range of 16-40 dwelling units per acre as recommended by the recently adopted Comprehensive Plan for the City of Madison.

The proposed structure will have two 1-car garages built in to the first floor level and accessed from the rear of the building. The driveway will be located along the northeasterly side of the proposed structure and a rear parking area/turnaround will be located immediately behind the proposed building. The balance of the rear yard area, approximately 28-feet in depth, will be maintained as lawn and usable open space. An open front porch will be provided for both the first and second floor units for additional private open space.

The proposed structure is designed in a style that will be reflective of and compatible with the existing building styles in this older established neighborhood. The Urban Design Commission has reviewed the building design, site plan and landscape provisions, and at their May 3, 2006 meeting recommended final approval for the proposed development. The subject property is located in the Third Lake Ridge Historic District and has received Landmarks Commission approval for both the demolition and the proposed building design.

CONCLUSION:

The applicant is requesting a rezoning of a parcel located at 1310 Jenifer Street from R4A Limited General Residence District to PUD(GDP-SIP) Planned Unit Development-Specific Implementation Plan District to allow for the demolition of an existing single-unit residence and the construction of a new two-unit residence to be sold as condominiums. According to the applicant, the existing building is in a deteriorated condition and the applicant does not feel that it makes economic sense to renovate the existing structure, primarily due to a deteriorated foundation. The proposed structure has been designed to be compatible with and architecturally similar to the existing development pattern within this neighborhood. The proposed development is within the range of density and is compatible with the land use recommendations contained within the recently adopted Comprehensive Plan for the City of Madison. The Urban Design Commission has also reviewed the proposed development and has recommended final approval for this Planned Unit Development. The subject property is located in the Third Lake Ridge Historic District and has received Landmarks Commission approval for both the demolition and the proposed building design. Planning Unit staff feel that this development proposal should be able to meet Planned Unit Development standards and the standards for the demolition of principal buildings.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission find that the ordinance standards are met and forward Ordinance, I.D. 03695 rezoning property located at 1310 Jenifer Street from R4A Limited General Residence District to PUD(GDP-SIP) Planned Unit Development-Specific Implementation Plan District to the Common Council with a favorable recommendation subject to input at the public hearing and reviewing agency comments.



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
608 267 8677 TDD

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dailey, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
David L. Benzschawel, P.E.
Gregory T. Fries, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

DATE: May 1, 2006
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 1310 Jenifer Street Planned Unit Development

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

- 1. Provide document showing how the shared sewer lateral will be accessible to both owners and provisions for maintenance of same.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.

Name: 1310 Jenifer Street Planned Unit Development

General

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

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Right of Way / Easements

- 2.1 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.2 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

Streets and Sidewalks

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along _____.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along _____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.
- 3.8 The Applicant shall make improvements to _____ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) _____.
- 3.9 The Applicant shall make improvements to _____. The improvements shall consist of _____.
- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.
- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
- 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.

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- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.

Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.5 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.6 The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
- 4.7 The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
- 4.8 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.9 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.10 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
 - Detain the 2 & 10-year storm events.
 - Detain the 2, 10, & 100-year storm events.
 - Control 40% TSS (20 micron particle).
 - Control 80% TSS (5 micron particle).
 - Provide infiltration in accordance with NR-151.
 - Provide substantial thermal control.
 - Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

- 4.11 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
- 4.12 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.13 The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas

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- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e) Right-of-Way lines (public and private)
- f) Lot lines
- g) Lot numbers
- h) Lot/Plat dimensions
- i) Street names

NOTE: Email file transmissions preferred izenchenko@cityofmadison.com . Include the site address in this transmittal.

- 4.14 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

- 4.15 The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set.

PDF submittals shall contain the following information:

- a) Building footprints.
- b) Internal walkway areas.
- c) Internal site parking areas.
- d) Lot lines and right-of-way lines.
- e) Street names.
- f) Stormwater Management Facilities.
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

- 4.16 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:

- a) SLAMM DAT files.
- b) RECARGA files.
- c) TR-55/HYDROCAD/Etc...
- d) Sediment loading calculations

If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.

Utilities General

- 5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

Sanitary Sewer

- 6.1 Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is

inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.

- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.

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AGENDA # 6

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: May 3, 2006

TITLE: 1310 Jenifer Street – PUD(GDP-SIP),
Demolition for a Two-Unit Condominium
Building. 6th Ald. Dist. (03559)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: May 3, 2006

ID NUMBER:

Members present were: Paul Wagner, Chair; Ald. Noel Radomski, Lou Host-Jablonski, Todd Barnett, Lisa Geer, Robert March and Michael Barrett.

SUMMARY:

At its meeting of May 3, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP-SIP) and demolition for a two-unit condominium building located at 1310 Jenifer Street. Appearing on behalf of the project were Michael Matty, Melissa Destree and Ald. Judy Olson. The project provides for the deconstruction of an existing single-family, currently in a deteriorated condition; in order to construct a new two-story, two-unit, owner-occupied condominium residence. Staff noted to the Commission that the project was located within the Third Lake Ridge Historic District where the Landmarks Commission had issued a certificate of appropriateness on the project in addition to it receiving support by the area's Ald. Judy Olson, as well as the Marquette Neighborhood Association. Following a presentation on the plans, the Commission noted the merits of the project, its compatibility with the neighborhood, as well as the deconstruction, re-use and recycling of the existing house on the site. It was also noted that additional densities that were previously proposed for redevelopment of the site would have been appropriate for the area.

ACTION:

On a motion by Host-Jablonski, seconded by March, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0).

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 6, 6.5, 7, 7, 7, 7 and 8.

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URBAN DESIGN COMMISSION PROJECT RATING FOR: 1310 Jenifer Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	7	6	-	-	6	7	6.5
	7	-	-	7	-	8	8	8
	7	7	5	-	-	6	8	7
	-	-	-	-	-	-	-	7
	7	7	6	-	-	7	8	7
	5	6	6	-	-	8	7	6
	-	-	-	-	-	-	-	7

General Comments:

- Sensitive rebuild and material reuse. Appreciate the pavers and green paving for infiltration.
- Good project. Too bad to not have carriage house!
- Very appropriate architecture and site plan for this neighborhood.
- The City should question the wisdom of a zoning code that restricts a developer from doing the right thing, such as carriage houses in a neighborhood with a healthy mix of single-family as well as multi-units.
- Nice appropriate conceptual design.

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**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 30, 2006

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 1310 Jenifer St

Present Zoning District: R4A

Proposed Use: Demolish a single family home and construct a new two unit condos. (1-bdrm and 2-bdrm units)

Proposed Zoning District: PUD(GDP-SIP)

Conditional Use: 28.04(22) Demo of a principal building requires Plan Com approval

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

- The site plan shall show lot dimensions, building dimensions and building setback dimensions. In the zoning text "D" should say "Floor area:"

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,400 sq. ft.	5,016 sq. ft. *
Lot width	50'	38' *
Usable open space	1,000 sq. ft.	1,026 sq. ft.
Front yard	25'	(1)
Side yards	9' and 9' 6"	(1)
Rear yard	35'	(1)
Floor area ratio	n/a	n/a
Building height	2 stories	2 stories

Site Design	Required	Proposed
Number parking stalls	3	1 *

Other Critical Zoning Items	
Urban Design	Yes
Historic District	Third Lake Historic District

With the above conditions, the proposed project **does** comply with all of the above requirements.



Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608/266-4761
TTY 608/267-9623
FAX 608/267-1158

May 25, 2006

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer

SUBJECT: 1310 Jenifer Street – Demolish House – Build Two Unit Condominium

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. None

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Michael Matty
Fax: 608-301-0001
Email: mmattty@renpropgroup.com

DCD:DJM:dm



CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295
Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: 5/18/06
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **1310 Jenifer St.**

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. All portions of the exterior walls of newly constructed one- and two-family dwellings shall be within 500-feet of at least one fire hydrant. Distances are measured along the path **traveled by the fire truck as the hose lays off the truck.** See MGO 34.20 for additional information.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt

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Department of Public Works
Parks Division

Madison Municipal Building, Room 120
215 Martin Luther King, Jr. Boulevard
P.O. Box 2987
Madison, Wisconsin 53701-2987
PH: 608 266 4711
TDD: 608 267 4980
FAX: 608 267 1162

May 26, 2006

TO: Plan Commission

FROM: Simon Widstrand, Parks Development Manager

S.W.

SUBJECT: **1310 Jennifer Street**

- 1. Total Park Fees for one added unit = \$2,729.36, which shall be paid prior to signoff on the Rezoning.** (Fee in lieu of dedication = \$1914. Park Development Fee = \$815.36).

Please contact Simon Widstrand at 266-4714 or awidstrand@cityofmadison.com if you have questions regarding the above items.



Department of Planning & Development
Planning/Inspection/Real Estate/Community & Economic Development
Mark A. Dillinger, Director

Bradley J. Murphy
Planning Unit
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

REVIEW REQUEST FOR:

- PRELIMINARY PLAT
- FINAL PLAT
- LOT DIVISION/CSM
- CONDITIONAL USE
- DEMOLITION
- REZONING
- INCLUSIONARY ZONING
- OTHER

1310 JENIFER STREET
 RE: R4A → PUD (GDP-51A)
 DEMOLISH HOUSE & BUILD NEW 2-UNIT CONDOMINIUM
 MICHAEL MATY - RENAISSANCE PROPERTY GROUP

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PLANNING UNIT CONTACT: PETE OLSON

RETURN COMMENTS BY: 25 MAY 2006

PLEASE ALSO EMAIL OR FAX ANY COMMENTS TO THE APPLICANT:

Applicant E-mail: mmaty@rnpdgroup.com Fax: 301-0001

Date Submitted: 11 APRIL 2006 Plan Commission: 05 JUNE 2006

Date Circulated: 17 APRIL 2006 Common Council: 20 JUNE 2006

CIRCULATED TO:

- | | | |
|--|---|--|
| <input type="checkbox"/> ZONING | <input type="checkbox"/> DISABILITY RIGHTS | <input checked="" type="checkbox"/> ALD. <u>OLSON</u> DIST. <u>6</u> |
| <input type="checkbox"/> FIRE DEPARTMENT | <input type="checkbox"/> POLICE DEPT. - THURBER | <input type="checkbox"/> MADISON GAS & ELECTRIC |
| <input type="checkbox"/> PARKS DIVISION | <input type="checkbox"/> CITY ASSESSOR - SEIFERT | <input type="checkbox"/> ALLIANT ENERGY |
| <input type="checkbox"/> TRAFFIC ENGINEERING | <input type="checkbox"/> MADISON METRO - SOBOTA | <input type="checkbox"/> SBC |
| <input type="checkbox"/> CITY ENGINEERING | <input type="checkbox"/> BOARD OF EDUCATION C/O SUPT. | <input type="checkbox"/> MID PLAINS TELE |
| <input type="checkbox"/> WATER UTILITY | <input type="checkbox"/> PUBLIC HEALTH - K. VEDDER | <input type="checkbox"/> MT. VERNON TELE |
| <input type="checkbox"/> CDBG - CONSTANS | <input type="checkbox"/> NEIGHBORHOOD ORGANIZATION | |
| <input type="checkbox"/> REAL ESTATE - EKOLA | | |

Review the above as per time schedule set in Chapter 16.23(5)(b)2; 16.23(5)(3)3; or Chapter 28, City of Madison Ordinance; OR your agency's comments cannot be considered prior to action.

One copy for your files; one copy for file of appropriate telephone company; PLEASE RETURN one copy with joint comments.

The above is located in your district. A copy is on file in the Planning & Development Office for review. If you have any questions or comments, contact our office at 266-4635.

The above is located within or near the limits of your neighborhood organization. A copy is on file in the Planning & Development Office for review. If you have any questions or comments, contact our office at 266-4635.

A resolution will be before the Common Council within a few weeks regarding this matter.

RETURN COMMENTS TO: PLANNING UNIT, DEPARTMENT OF PLANNING & DEVELOPMENT

NO COMMENTS / YOUR COMMENTS:

~~There~~ but appears to be the best option. Both neighborhood Association and Landmarks members have toured the site and examined the owners' bids for excavation/foundation work. We agree that it is unfeasible for the owner to do this essential work. His plans for new construction are sensitive to the historic surroundings, he has agreed to restrict the open space at the rear against use as a garage - a concern of some nearby neighbors. Mike Olson