



Location
434 South Thornton Ave,
1526 Jenifer St & 433 Cantwell Ct

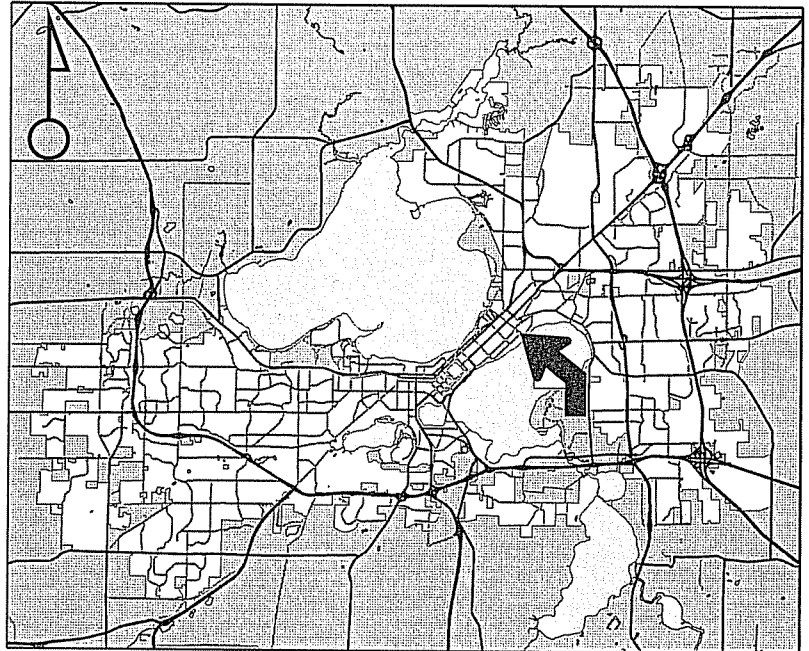
Applicant
Common Wealth Development, Inc./
Jim Glueck - Glueck Architects

From: R4 To: PUD-GDP-SIP

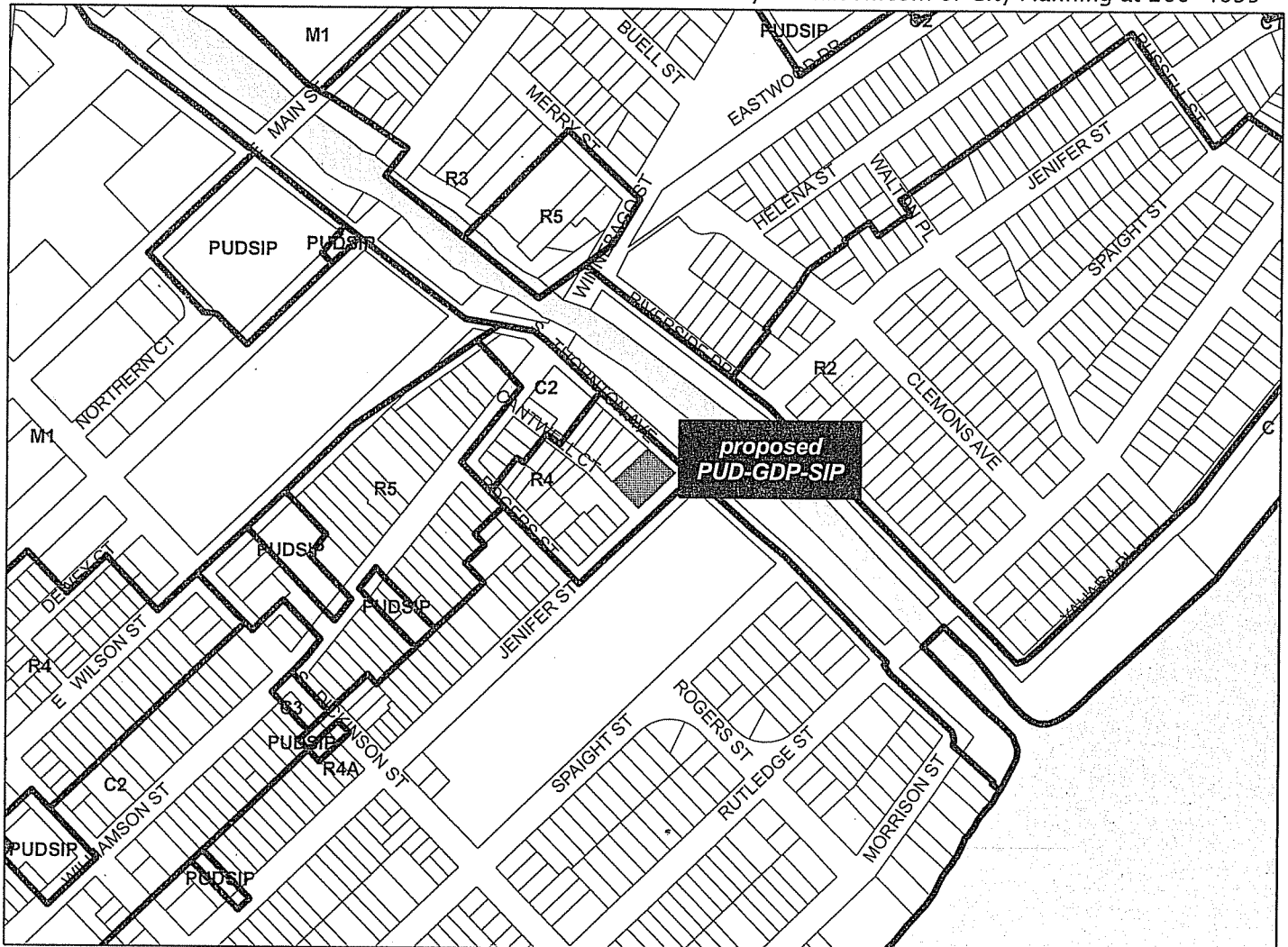
Existing Use
Three, four-unit apartment buildings

Proposed Use
PUD to allow rehabilitation of 3
existing four-unit apartment buildings

Public Hearing Date
Plan Commission
19 September 2011
Common Council
04 October 2011

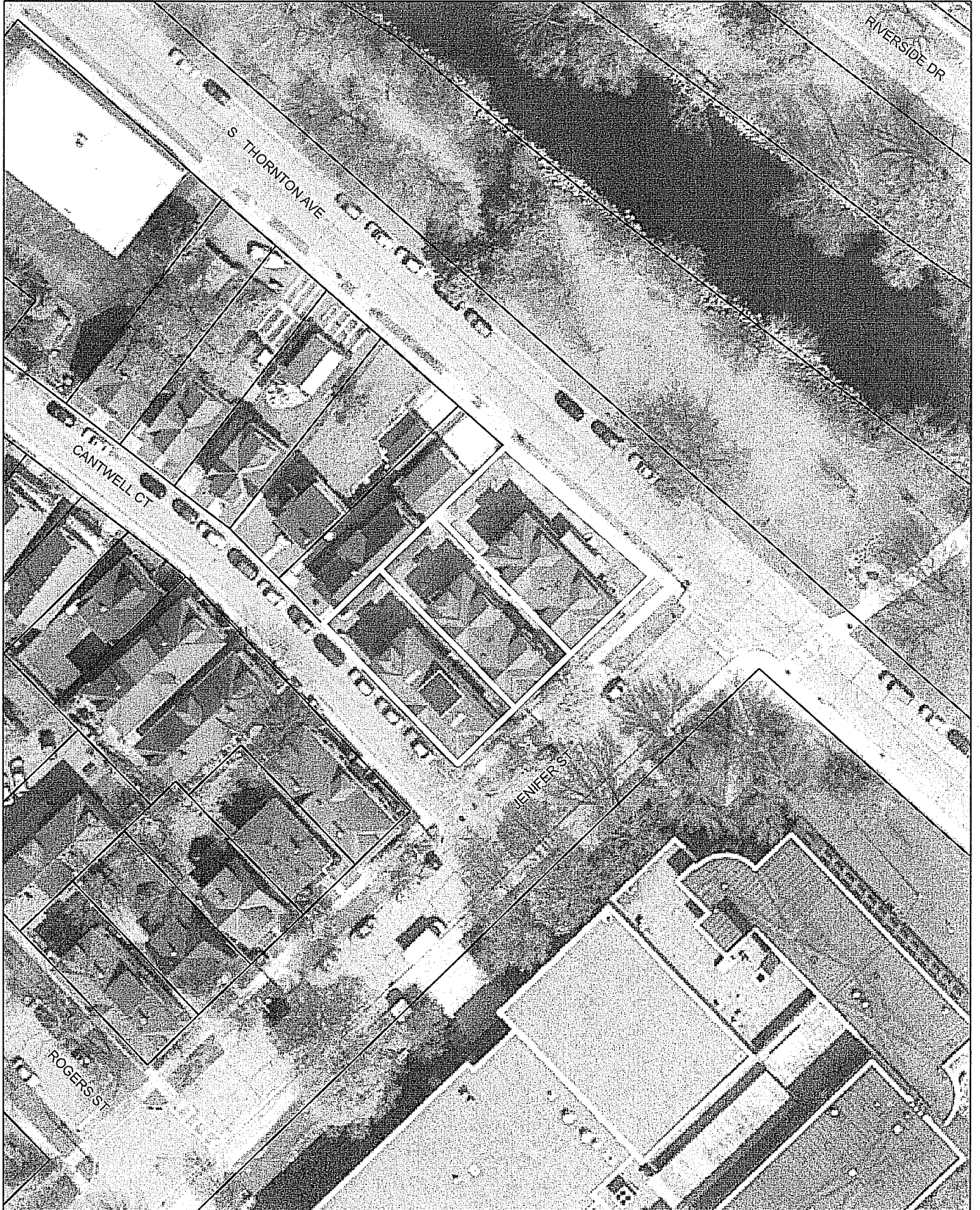


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 September 2011



0710-072-1629-7 - 1526 JENIFER ST
 0710-072-1630-4 - 434 S. HORTON AVE



**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 Land Use Applications should be filed directly with the Zoning Administrator.

434 S. THORNTON AVE.
 1526 JENIFER STREET
 433 CANTWELL COURT

1. **Project Address:** 433 CANTWELL COURT **Project Area in Acres:** 0.254

Project Title (if any): N/A

2. **This is an application for:** (PUD-SIP)

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)

| | | | |
|---|--|---|--|
| <input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____ | | Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input checked="" type="checkbox"/> Ex. Zoning: <u>R4</u> to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan | |
| <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: PAUL JASENSKI Company: COMMON WEALTH DEVELOPMENT, INC.
 Street Address: 150 WILLIAMSON ST. City/State: MADISON, WI Zip: 53703
 Telephone: (608) 256-3527 Fax: (608) 256-4499 Email: paul@cwd.org

Project Contact Person: JIM GLUECK Company: GLUECK ARCHITECTS
 Street Address: 116 N. FEW ST. City/State: MADISON, WI Zip: 53703
 Telephone: (608) 251-2551 Fax: (608) 251-2550 Email: glueckarch@sbcglobal.net

Property Owner (if not applicant): COMMON WEALTH DEVELOPMENT, INC.
 Street Address: 1501 WILLIAMSON STREET City/State: MADISON, WI Zip: 53703

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: REHABILITATION OF 3 4-UNIT RESIDENTIAL BUILDINGS

Development Schedule: Commencement OCT 2011 Completion SUMMER 2012

FOR OFFICE USE ONLY: 122567

Amt. Paid 1250- Receipt No. ~~03540~~
 Date Received 7/13/11
 Received By GSP
 Parcel No. 0710-072-1628-9
 Aldermanic District 6-Rummel
 GQ ok, ok, ok
 Zoning District R4

For Complete Submittal

| | | | |
|--------------------|------------------|-------------------------------------|-------------------------------------|
| Application | Letter of Intent | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| IDUP | Legal Descript. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Plan Sets | Zoning Text | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Alder Notification | Waiver | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Ngrhd. Assn Not. | Waiver | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Date Sign Issued | | <u>7/11/11</u> | |

5. Required Submittals:

- 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:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: 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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$1250 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*
- Electronic Submittal:** 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 Adobe Acrobat PDF files 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 unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

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 MARQUETTE SCHENK-ATWOOD NEIGH Plan, which recommends: MEDIUM-DENSITY RESIDENTIAL USE for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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: MARSHA RUMMEL (5-23-11) MARQUETTE NEIGHBORHOOD ASSOCIATION (5-23-11)
 - 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 and Planning Division staff; note staff persons and date.
 - Planning Staff: (DAT meeting) Date: 6-30-11 Zoning Staff: (DAT meeting) Date: 6-30-11
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name PAUL JASENSKI BY COMMON WEALTH DEVELOPMENT, I.C. Date 7/13/11
 Signature [Signature] Relation to Property Owner HOUSING DEVELOPER

Authorizing Signature of Property Owner [Signature] Date 7/13/11

July 11, 2011

Planning & Development
215 Martin Luther King Jr. Blvd.
Madison, WI. 53701

RE: Letter of Intent - Re-Zone to PUD-SIP
433 Cantwell Court, 1526 Jenifer Street & 434 South Thornton Avenue

It is the intent of Common Wealth Development, Inc. to redevelop the above site into a 12 unit residential housing development. The proposed redevelopment is located on 0.254-acre site (11,066 sq.ft) located at the corner of Cantwell Court, Jenifer Street & South Thornton Avenue. The redevelopment will include three residential buildings containing a total of 12 apartments. Six of the apartments will be barrier free apartments designed for persons with disabilities. The buildings will have a mix of 4 one-bedrooms, 4 two-bedrooms and 4 three-bedroom apartments.

The development will be funded in part by HOME Funds, administered by CDBG.

The design of the project has been developed with input from neighborhood meetings, which has resulted in general endorsement. The project will begin construction in October 2011 and will be ready for occupancy in the summer of 2012.

Development Team:

Owner/Developer/Property Manager/
Project Coordinator

Common Wealth Development, Inc.
1501 Williamson Street
Madison, WI. 53703
256-3527 #14, 256-4499 FAX

Architect:

Glueck Architects
116 North Few Street
Madison, WI. 53703
251-2551, 251-2550 FAX

Attorney:

Lauren K. Lofton
Solheim Billing & Grimmer, S.C.
One S. Pinckney Street, Suite 301
P.O. Box 1644
Madison, WI 53701-1644

General Contractor/Landscaper:

Not yet selected

ZONING TEXT FOR HOUSING DEVELOPMENT
433 Cantwell Court, 1526 Jenifer Street & 434 South Thornton Avenue

Planned Unit Development District

Legal Description: The lands subject to this planned unit development district shall include those described on Exhibit A, attached hereto.

A. Statement of Purpose

The Planned Unit development is established as a medium density residential district to provide flexibility in land planning. The planned unit development is established to provide for a development that includes twelve dwelling units of mixed size and design. No Parking is provided on site.

B. Permitted Uses

The P.U.D. will be developed as 12 units for residential purposes. The following uses are permitted:

- 1) As provided in R-5 residential district
- 2) Multi-family dwellings
- 3) Accessory Uses including but not limited to the following:
 - a) Home occupations and professional offices in a house as defined in Sec. 28.03 (2) of the City of Madison Zoning Code.
 - b) Dependency living arrangements for persons with disabilities.
- 4) Recreational play structures designed for children.
- 5) One small exterior building for storage of maintenance, grounds keeping and gardening equipment.

C. Lot Area:

As stated on Exhibit A, attached hereto.

D. Building Height

Maximum building height shall be three stories.

E. Yard Requirements

Yard area shall be provided as shown on approved plans.

F. Landscaping

Site landscaping will be provided by as shown on approved plans.

G. Accessory Off-Street Parking & Loading

1. Accessory off street parking will not be provided.
2. One loading space will be provided as shown on approved plans.
3. Bicycle parking shall be provided as shown on approved plans.

H. Lighting:

Site lighting is not provided.

I. Signage:

Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R-5 Residential 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 Chapter 28.03 (2) of the Madison General Ordinances.

K. Alterations & Revisions:

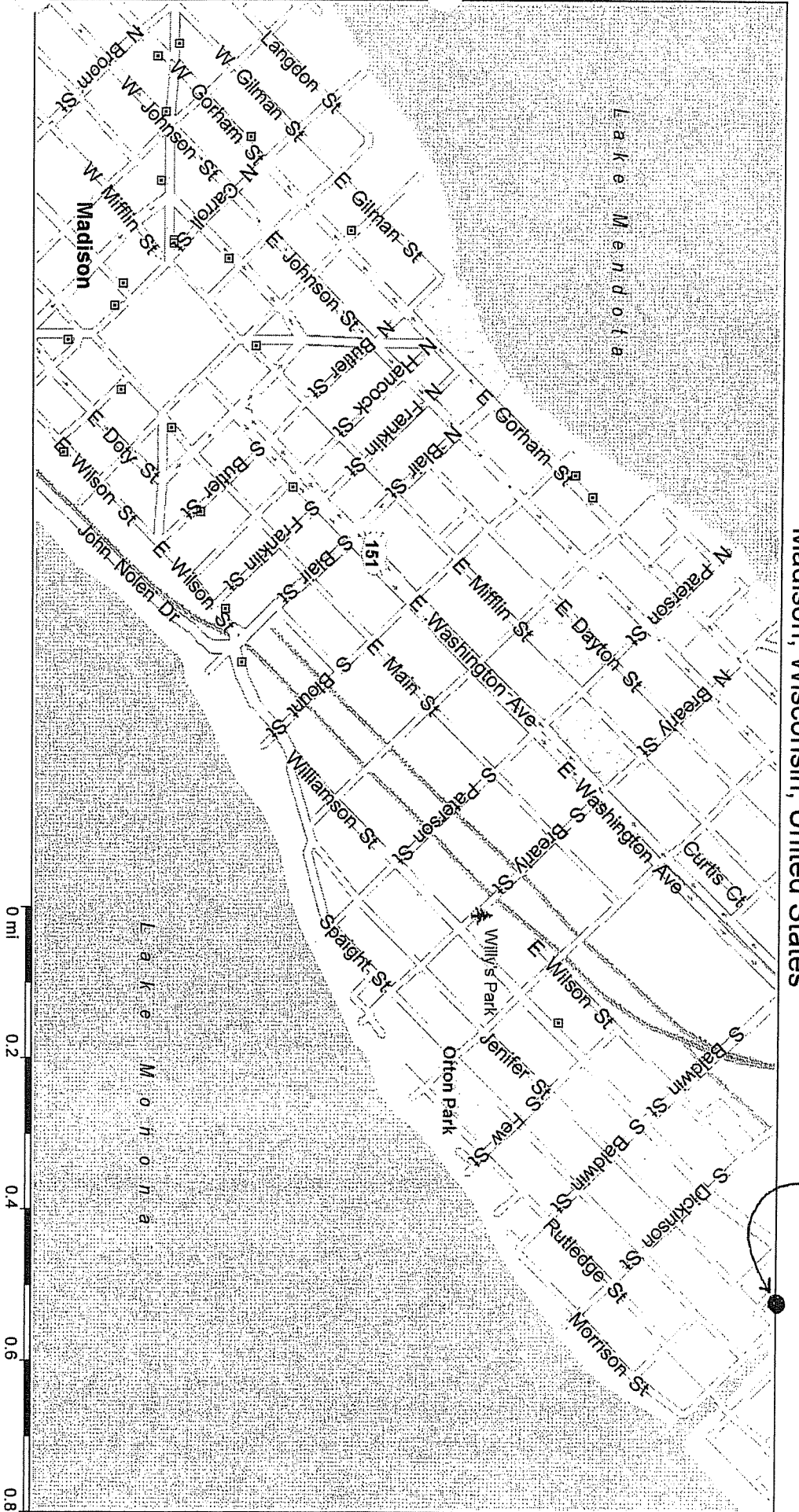
No alteration or revision of this Planned Unit Development shall be permitted unless permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue Permits for minor alterations or additions which are approved by the Director of Planning & Development and the district Alderperson and are compatible with the concept stated in the under-laying General Development Plan approved by the City Plan Commission.

Exhibit A

See attached drawings, including site survey and architectural plans.

Madison, Wisconsin, United States

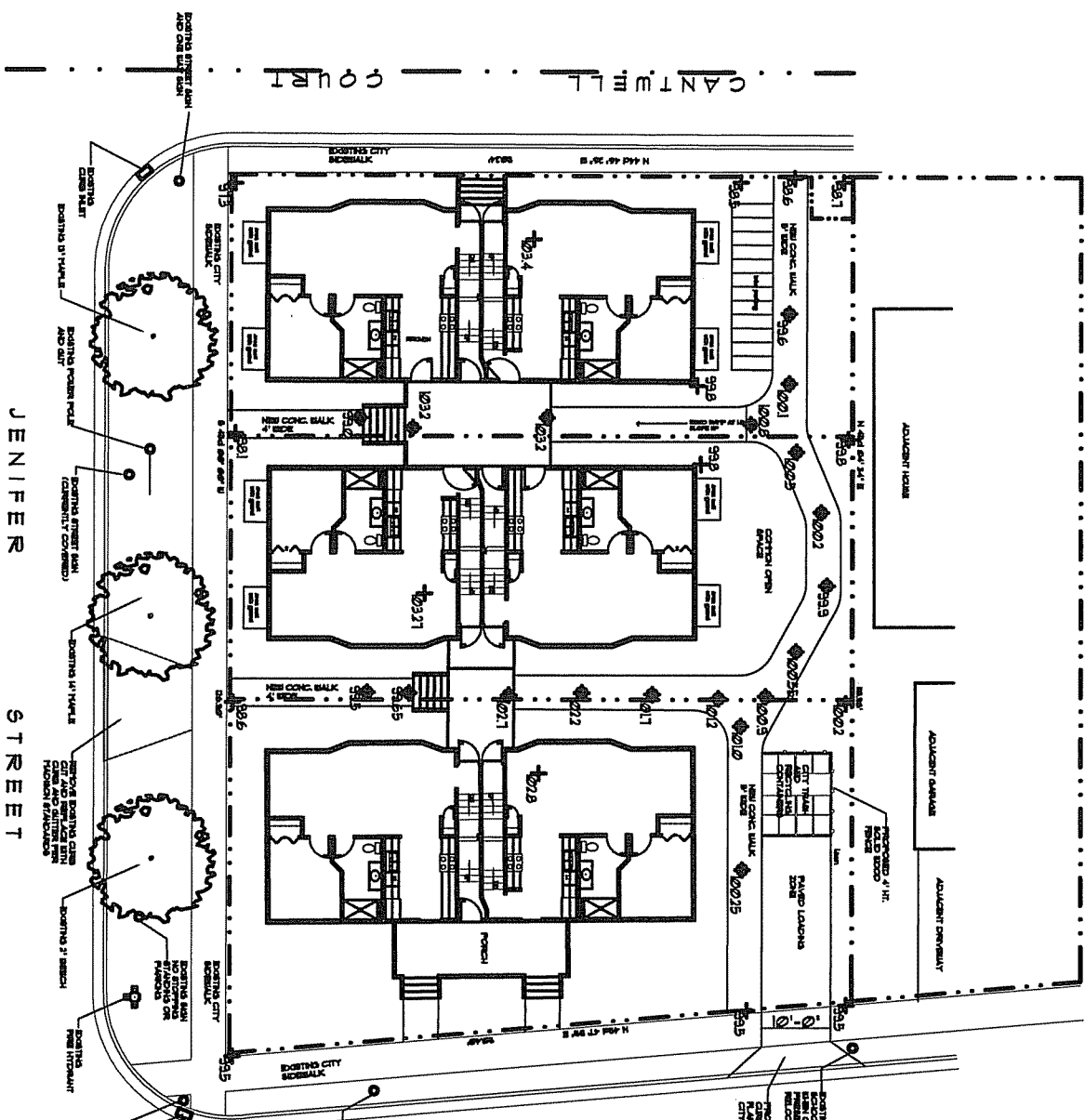
TRUCK
LOCATION



433 CANTWELL COURT
 1526 JENIFER STREET
 434 THORNTON AVE.

LOCATOR MAP

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 © 2004 NAVTEQ. All rights reserved. This data includes information taken with permission from Canadian authorities © Her Majesty the Queen in Right of Canada. © Copyright 2004 by TeleAtlas North America, Inc. All rights reserved.



96.4 PROPOSED SPOT ELEVATION
 96.9 EXISTING SPOT ELEVATION



JENIFER STREET

SITE PLAN

SCALE: 1"=8' 0 4 8 16 Feet

TOTAL GROUND LEVEL IMPROVEMENT
 FURNISHING AND EQUIPMENT
 REFERENCED ADVERTISEMENTS

glueck architects
 124 5th

BUILDING SUMMARY

ALL CONCRETE CONSTRUCTION
 1. 100% COMPLETE
 2. 100% COMPLETE
 3. 100% COMPLETE
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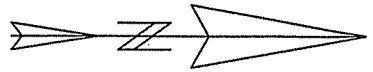
ZONING IS CURRENTLY R4
 LOT AREA PROVIDED SHALL EQUAL PER
 (125,000 SQ FT)

PARKING SPACE SUMMARY
 CAR PARKING 300 (6)
 BICYCLE PARKING 20 (4)
 TOTAL 320 (6)

BICYCLE PARKING 20 (4) PROVIDED

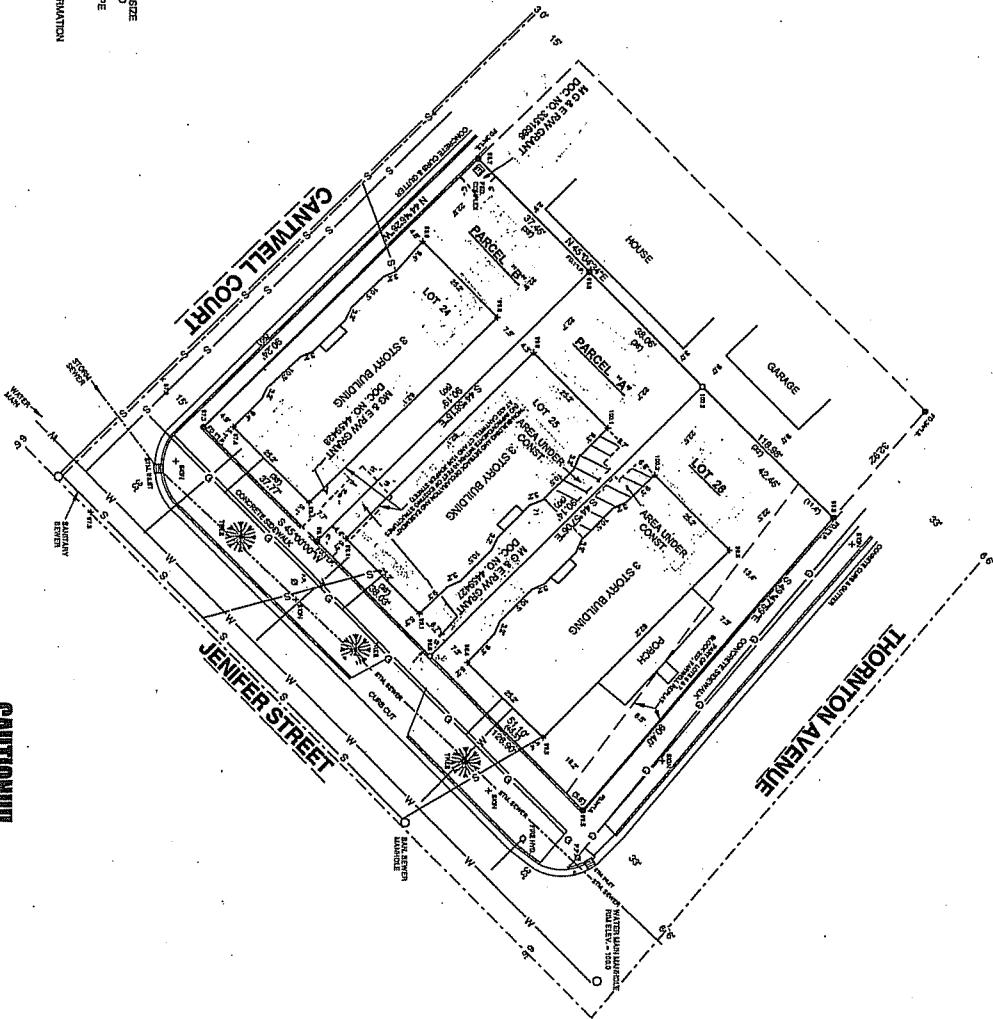
SITE UTILITIES
 FINAL SITE UTILITY DESIGN IS TO
 BE PROVIDED BY CONTRACTOR
 TO BE SELECTED BY CONTRACTOR
 TO BE SELECTED

LIGHTING
 NO SITE LIGHTING



SCALE: 1" = 20'
 0 10 20 40
 BEARINGS ARE REPT. TO NORTHWESTERLY
 ROW LINE OF JENIFER STREET ASSUMED
 TO BE 91° 50' 00" N

LEGEND
 ● FOUND IRON STAKE SIZE
 ○ FOUND IRON STAKE SIZE
 ○ SET 1" X 24" IRON PIPE
 4" SPOT ELEVATION
 () RECORDED AS INFORMATION



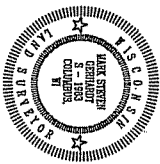
CAUTION!!!
 CONTACT DIGGER'S HOTLINE
 1-800-242-0511
 BEFORE ANY CONSTRUCTION

BADGER SURVEYING AND MAPPING SERVICE, LLC.
 CENTER TOWN SQUARE, COVINGTON, WISCONSIN 53003-1425 • FAX: 608/233-8110

DATE: 6-10-11
 M. S. GERHARDT
 M.S.G.
 M.S.G.

PLAT OF SURVEY

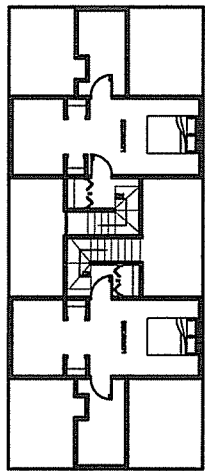
COMMISSIONERS
 11033



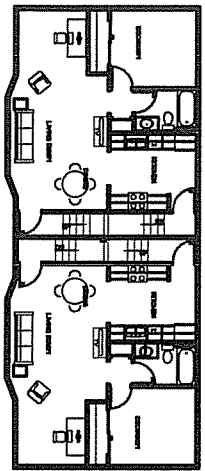
SURVEYOR'S CERTIFICATE
 I, Mark Steven Gerhardt, Wisconsin Land Surveyor, S-1983, do hereby certify that I have arranged the property shown on this plat in accordance with the requirements of the Wisconsin Statutes and that the same is a true and correct representation of the actual survey.
 Date: June 9, 2011
 Mark Steven Gerhardt
 Wisconsin Land Surveyor, S-1983

NOTES:

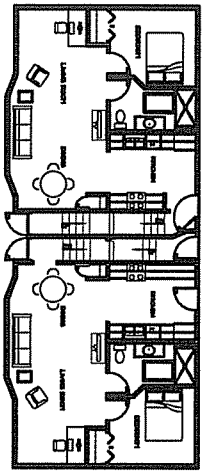
- 1) NO A E B W GRANT BASEMENT DOC. NO. 485427 ENCLACHED IN TO THE BUILDING LOCATED AT 1520 JENIFER STREET BY 0.6 FEET.
 - 2) ALL UTILITIES HAVE BEEN LOCATED BY OBSERVED EVIDENCE AND WITH THE AID OF THE RECORDS OF THE CITY OF MADISON ENGINEERING DEPT.
 - 3) ELEVATIONS ARE REFERENCED TO A WATER MAIN MANHOLE LOCATED AT THE INTERSECTION OF JENIFER STREET AND THORNTON AVENUE, ELEVATION = 100.0 A
- NOTE: TITLE COMMITMENTS PROVIDED BY:
 FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES
 10 WEST WATKIN STREET, SUITE 204, MADISON, WISCONSIN 53703
- LEGAL DESCRIPTION:** 431 S. THORNTON AVENUE, COMMITMENT NO. MCS-468603-0400 (Parcel "X")
 LOT TWENTY-SIX (26) CANTWELL REPT. AT PART OF LOT 1, ALL OF LOT 2, ALL OF LOT 3, AND PART OF LOTS 4 AND 7, BLOCK 277, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, AND PART OF LOTS 2 AND 7, BLOCK 277, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, AND PART OF LOTS 2 AND 7, BLOCK 277, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, WHICH LIES BETWEEN LOT 24, CANTWELL REPT. AT AND THE SOUTHWESTERLY LINE OF THORNTON AVENUE TO SAID THORNTON AVENUE.
- LEGAL DESCRIPTION:** 433 JENIFER STREET, COMMITMENT NO. MCS-468603-0400 (Parcel "X")
 LOT TWENTY-NINE (29) CANTWELL REPT. AT, BEING ALL OF LOT 1, AND ALL OF LOTS 2 AND 7, AND ALL OF LOTS 4 AND 5, AND PARTS OF LOT 6 AND 7, BLOCK 277, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.
- LEGAL DESCRIPTION:** 433 CANTWELL COURT, COMMITMENT NO. MCS-468603-0400 (Parcel "X")
 UNITS 1234 AND 5, VANDER PARK CONDOMINIUMS, LOCATED IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.
- BEING FORMERLY DESCRIBED AS:
 BEING PART OF LOT 1, CANTWELL REPT. AT, BEING ALL OF LOT 1, AND ALL OF LOT 2 AND PART OF LOT 3 AND PART OF LOTS 4 AND 7, BLOCK 277, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.



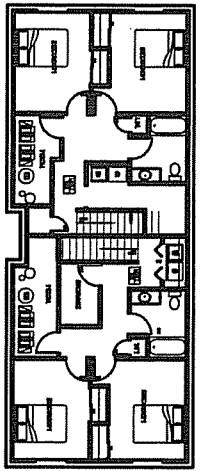
SECTION 1 - WEST SIDE CORNER



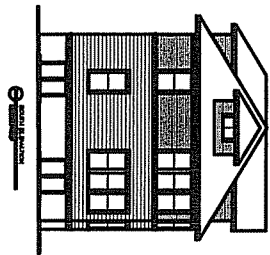
SECTION 2 - WEST SIDE CORNER



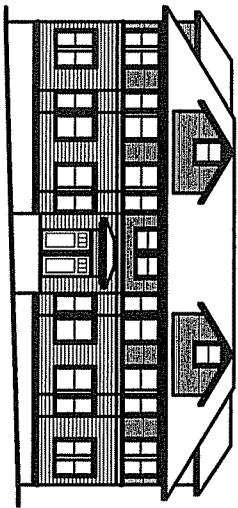
SECTION 3 - WEST SIDE CORNER



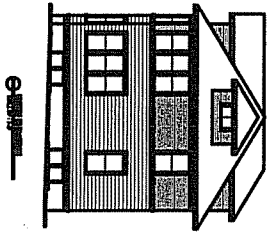
SECTION 4 - WEST SIDE CORNER



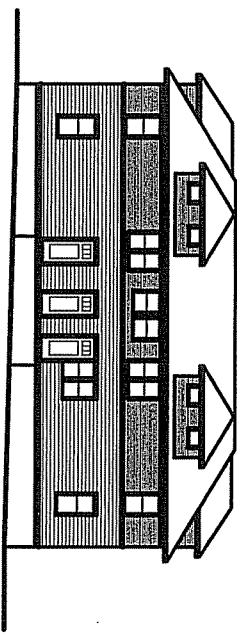
ELEVATION 1 - WEST SIDE CORNER



ELEVATION 2 - WEST SIDE CORNER



ELEVATION 3 - WEST SIDE CORNER



ELEVATION 4 - WEST SIDE CORNER

1526 JENIFER STREET

| | |
|--|--|
| <p>100% COMPLETE ARCHITECTURAL DEVELOPMENT PERMITTED APPROVALS</p> | <p>1224 1526 JENIFER STREET DENVER, CO 80202</p> |
|--|--|