

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # 34220

DATE SUBMITTED: <u>May 21, 2014</u>	Action Requested
UDC MEETING DATE: <u>MAY 28, 2014</u>	<input checked="" type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 740 Jennifer Street Madison WI
ALDERMANIC DISTRICT: 6

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
Renaissance Property Group LLC Chris Odo, INSITE
2132 Fordem Ave 115 E MAIN STREET
MADISON WI 53704 MADISON WI 53703

CONTACT PERSON: MICHAEL MATTY
Address: 2132 Fordem Ave
MADISON WI 53704
Phone: 608.301.0000
Fax: _____
E-mail address: mmatty@ppgrentals.com

CITY OF MADISON
9:06 a.m.
MAY 21 2014
Planning & Community
& Economic Development

- TYPE OF PROJECT:
(See Section A for:)
- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
 - Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
 - Planned Residential Development (PRD)
 - New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
 - School, Public Building or Space (Fee may be required)
 - New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
 - Planned Commercial Site

(See Section B for:)
 New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)
 R.P.S.M. Parking Variance (Fee required)

(See Section D for:)
 Comprehensive Design Review* (Fee required)
 Street Graphics Variance* (Fee required)
 Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)
Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



PROPERTY MANAGEMENT, INC.

2132 Fordem Ave
Madison, WI 53704
T 608.301.0000

staff@rpgrentals.com
www.rpgrentals.com

RPG Rentals • 608.301.0005

May 21, 2014

Urban Design Commission
c/o Mr. Al Martin
215 Martin Luther King Jr., Blvd.
Madison WI 53703

Re: Letter of Intent - Rezoning from TR-VI to PD
740 Jenifer Street
Madison WI 53703

Mr. Martin,

The following is submitted together with the plans, application to UDC for informational purpose only.

Organizational Structure:

Owner:	Renaissance Property Group, LLC 2132 Fordem Avenue Madison WI 53704 608.301.0000 contact: Michael Matty mmatty@rpgrentals.com	Architect:	InSite Consulting Architects 115 E Main Street Madison WI 53703 608.467.0359 contact: Chris Odo chris@icsarc.com
Engineer:	Pierce Engineering, Inc 10 W Mifflin Street Madison WI 53703 608.256.7304 contact: Kurt Frey kdf@pierceengineers.com	Landscape:	TBD Madison WI 53717

Introduction

The following letter is submitted to accompany the application materials for the information purpose of UDC, comments and preliminary PD Application for the property at 740 Jenifer Street.

Partial Demolition Request

We plan to remove the sub-standard constructed addition on the back of the property at 740 Jenifer Street. The addition sits on a partial footing wall and is over an un-excavated ground with no crawl space or access. It has sunk in the center and is pulling away from the original structure.

It currently is a gutted old kitchen without appliances or water service. We will attempt to save and re-use the exterior cedar siding material, as well as any structural timber, if possible.

Rezoning

The renovation and redevelopment of the site will require a rezoning from TR-V1 to PD. The unique shaped through lot is located in the Third Lake Ridge Historic district, fronting the Northern side of Jenifer Street and through to, and also fronting, the Southern side of Williamson Street. After consultation with City Staff we concluded that a Planned Development would work best for the project in the long term, allowing the new development and historic renovation of the Jenifer Street house to fit in with the existing neighborhood plans, rhythm, and context.

Project Description

The project consist of the renovation of the historic house at 740 Jenifer Street into a 3 bedroom 2.5 bath home, creating two lots from the existing through lot, with frontage on both Jenifer Street and Williamson Street. RPG would then sell the newly renovated home to owner occupied, and construct a small scale, 7 unit apartment building on the Williamson Street side of the lot.

The home at 740 Jenifer Street will be completely renovated on the interior with new mechanicals, wiring, plumbing and fixtures. Structurally the basement will be secured and fortified with new engineered system. The wood plank flooring which exist throughout on both floor levels, will be retained and reused. Interior trim if possible will be reused. The home will be insulated throughout - no insulation exist currently. New kitchen, 2.5 new baths, 3 bedrooms, living, dining with family room / den. The exterior cedar siding will be retained, repaired and or replace where needed. New roof, gutters, and energy efficient windows in keeping with Third Lake Historic District standards will be completed as part of the renovation. All new landscaping and tree plantings will be installed. The crushed granite drive will be retained and upgraded.

The new apartment building will consist of 7 units, mixture of 1 bedroom and Efficiencies, 2 stories built over structured parking. The pedestrian feel of the street will be retained with the main entrance and lobby off of Williamson Street, a set-back small garage door to parking structure also off of Williamson Street. The building will be designed to reflect the roof heights, lines and rhythm of the block, built with material also reflecting the Southern side of the historic block. Bicycle parking and storage will be enclosed in the parking structure with easy access to enter off of Williamson Street.

The home at 740 Jenifer Street, as indicated, will be renovated and sold to owner occupied. The apartment building will be owned and professionally managed by RPG Property Management, Inc.. Snow removal, landscaping, garbage and recycling will be the responsibility of the property management company.

Site Development Data

Densities

Lot Area	8,278 sq. ft.
Acres.	0.1905
Dwelling Units	8
Lot Area / D.U.	1,034.75 sf / unit
Density	48 units / acre

Dwelling Unit Mix

Efficiency	2
1 Bedrooms	5
3 Bedrooms	1

Total Dwelling Units	8
----------------------	---

Building Heights	2 Stories
------------------	-----------

Floor Area

New Building	5,332 sq. ft. excluding parking garage
Existing Home	1,424 sq. ft. in renovated home

Vehicle Parking

Surface	1
Underground	6

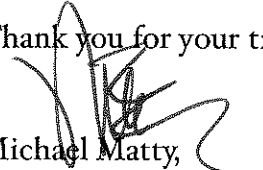
Bicycle Parking

Surface	Owner of Home
Underground	8

Project Schedule

It is currently anticipated that the construction of the apartment building will begin once all approvals have been granted and in place. The renovation of the existing house will begin once Landmark Commission grants a certificate of appropriateness for the 740 Jenifer Street renovation plans.

Thank you for your time in reviewing our proposal.


Michael Matty,
Managing Member



740 Jenifer Street



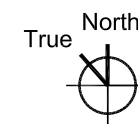


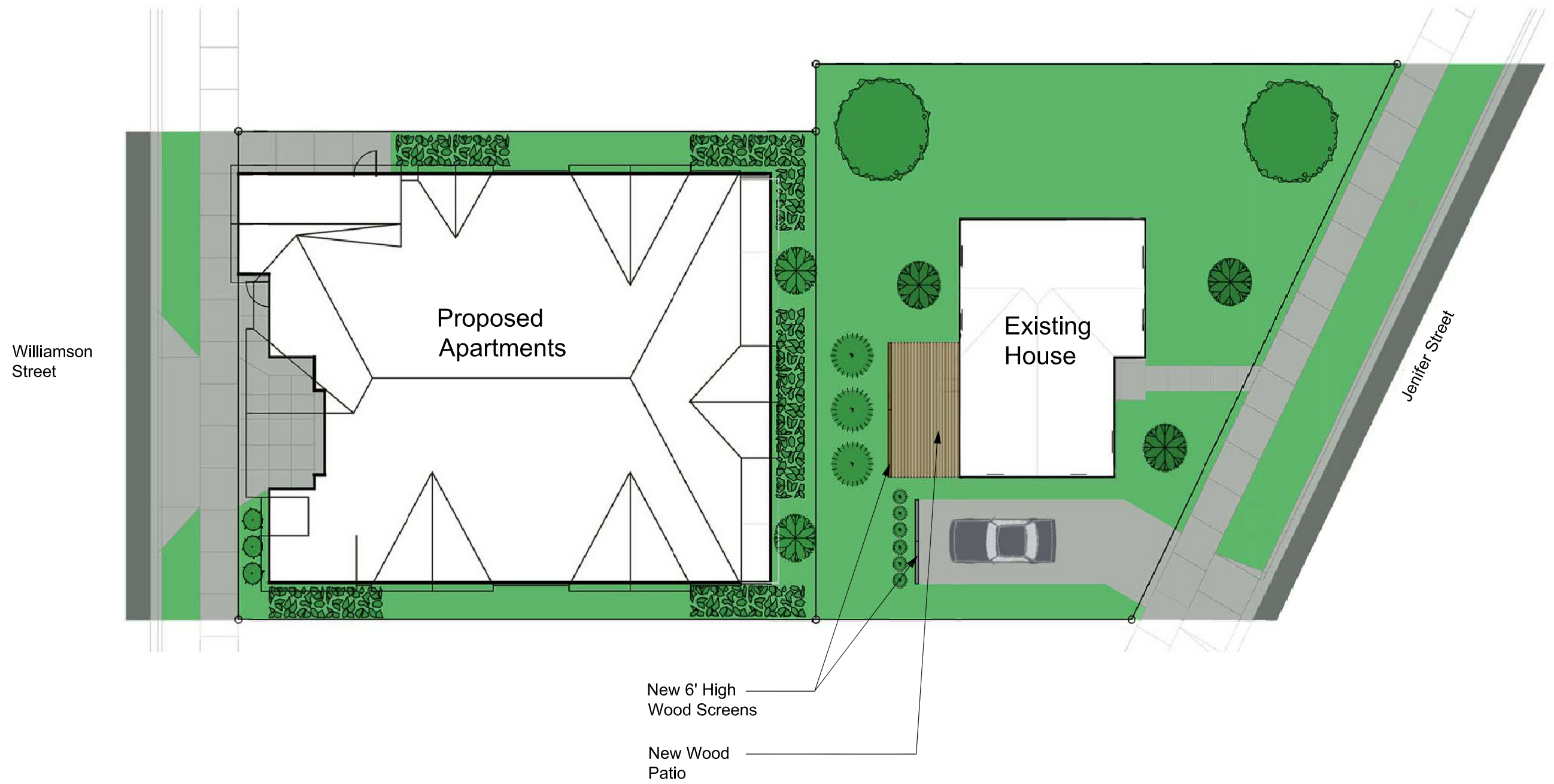
741 Williamson Street





Proposed 740 Jenifer Street Projects



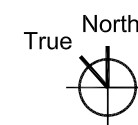


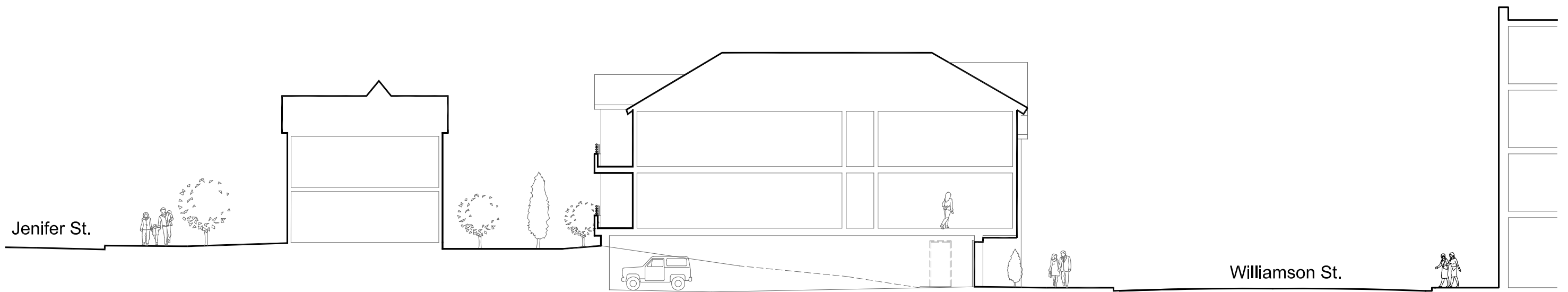
Proposed Landscape Plan



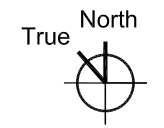


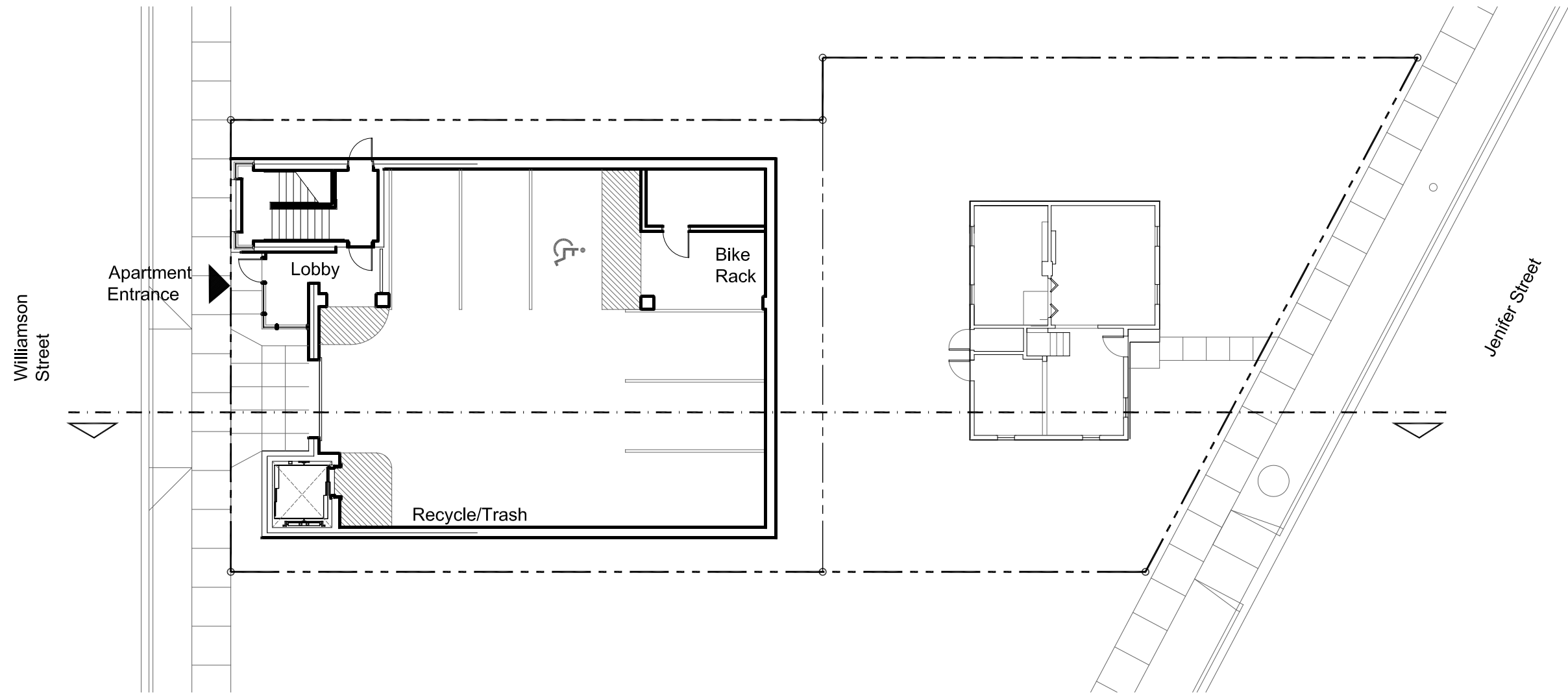
Williamson Street Elevation



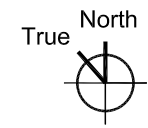


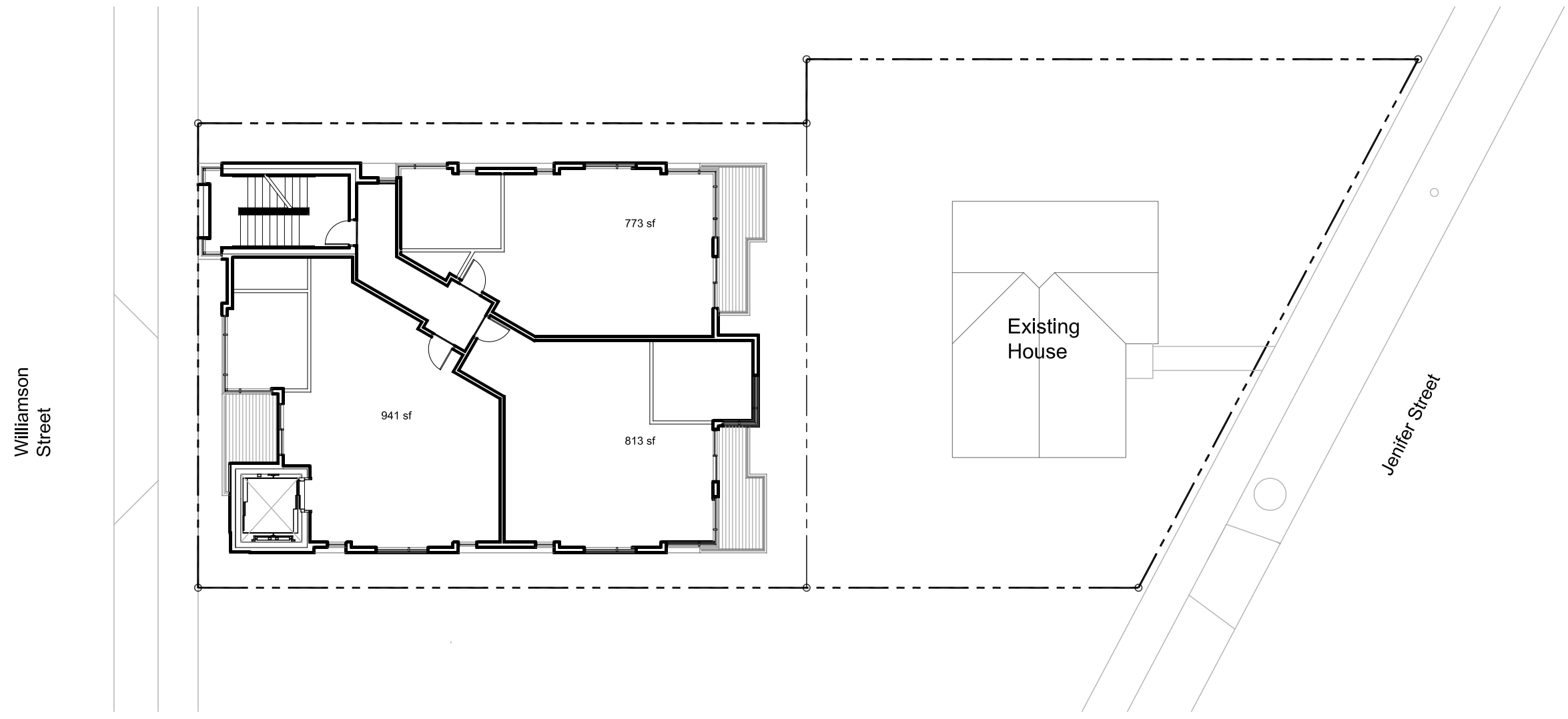
Site Section



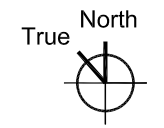


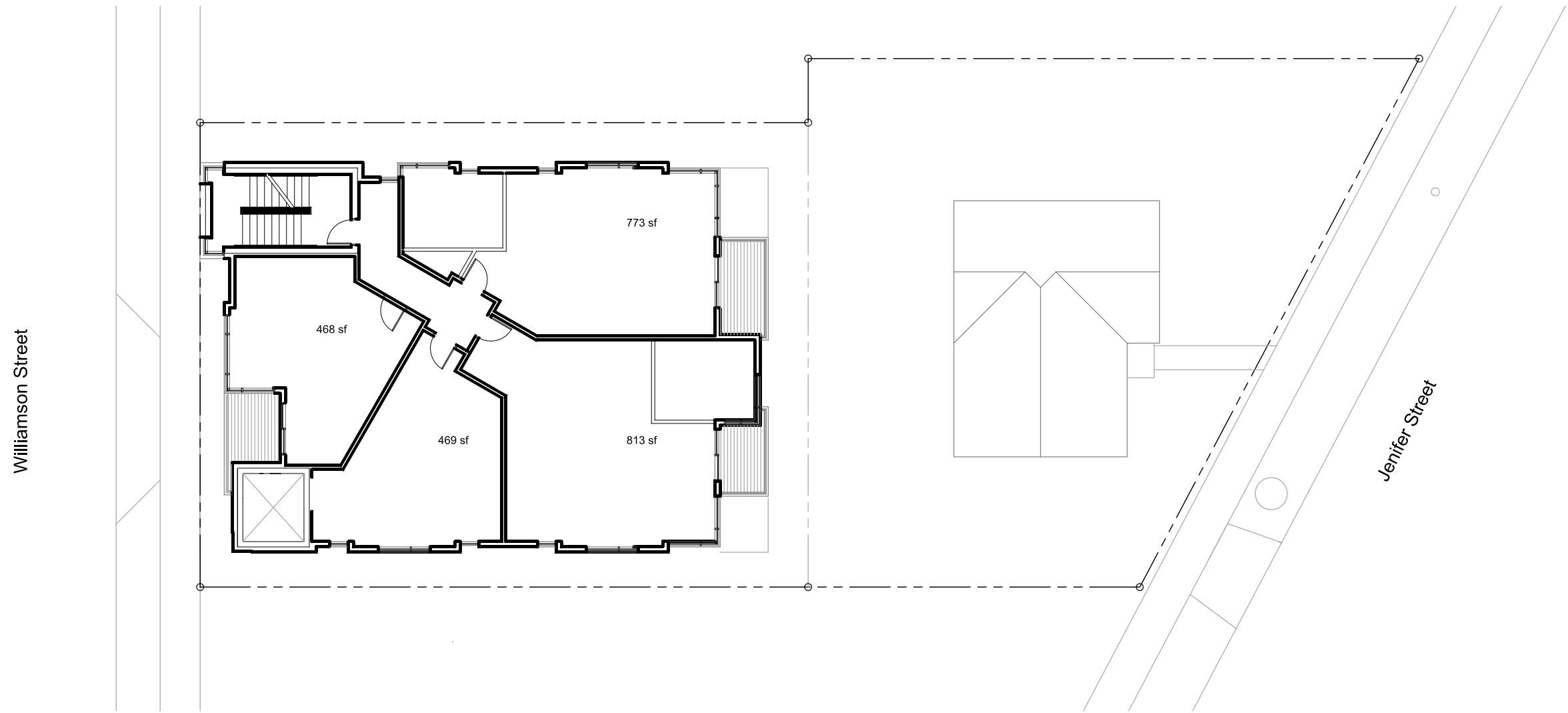
Williamson Street Level Plan



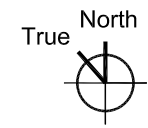


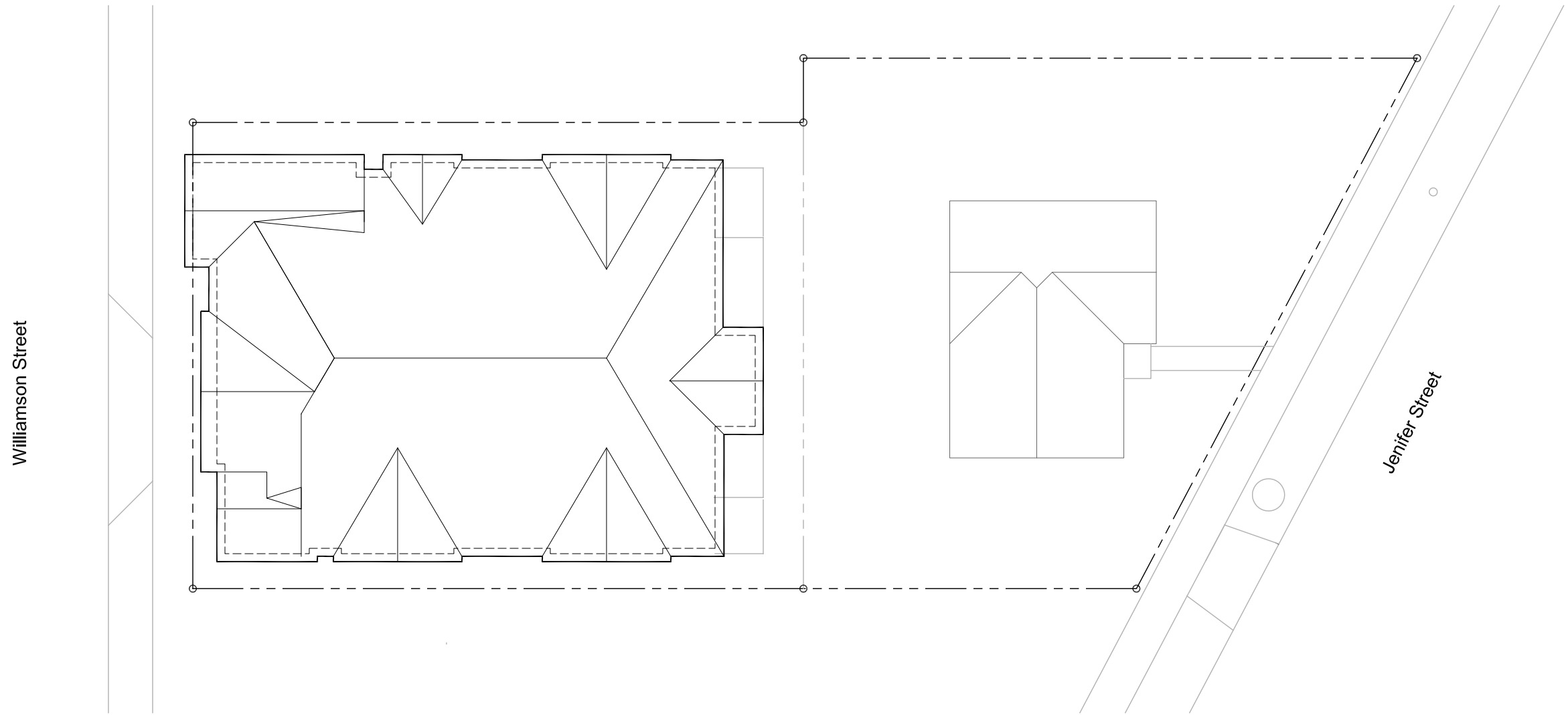
Proposed 1st Floor Plan



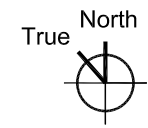


Proposed 2ndFloor Plan





Proposed Roof Plan



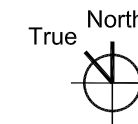


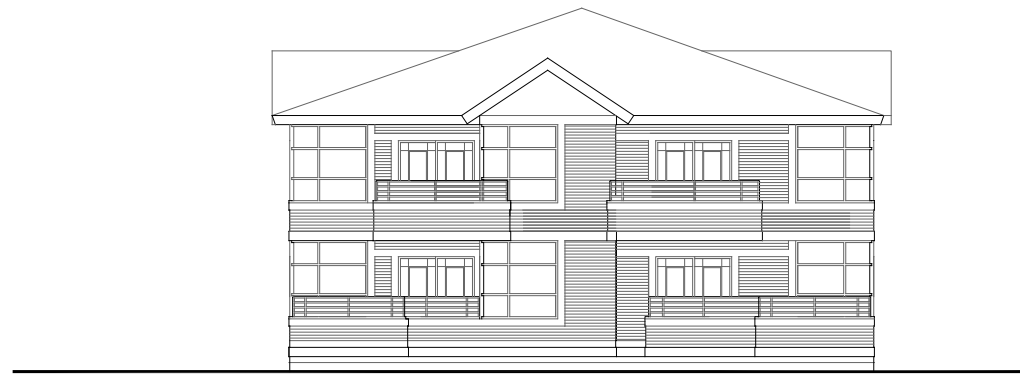
North Elevation



West Elevation

Proposed Exterior Elevations



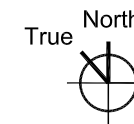


East Elevation



South Elevation

Exterior Elevations



Exterior Materials

Fiber cement siding (3" & 6")
w/o wood grain

Windows - alum. clad wood

Roofing - asphalt shingles

