

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # \_\_\_\_\_  
Project # \_\_\_\_\_  
03559

DATE SUBMITTED: <u>4-11-06</u>	Action Requested
UDC MEETING DATE: <u>5-3-06</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 1310 Jennifer Street  
ALDERMANIC DISTRICT: 6+1

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:  
RENAISSANCE PROPERTY GROUP LLC MELISSA DESTREE AIA  
MICHAEL MATTY MICHAEL MATTY  
JUDITH STRAND

CONTACT PERSON: MICHAEL MATTY  
Address: 1 SHERMAN TERRACE SUITE 102  
MANASSAS VA 20108  
Phone: 608-301-0000  
Fax: 608-301-0001  
E-mail address: MMATTY@RENPROPGROUP.COM



- 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 50,000 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)



**Renaissance Property Group, LLC**

1 Sherman Terrace #102 Madison WI 53704 608.301.0000 / 608.301.0001 fax

4.10.06

PUD APPLICATION 1310 Jenifer Street, City of Madison

Jenifer Ridge Condominiums

Deconstruct existing home.

New construction on 1310 two unit condominium to begin early summer 2006.

Developer / Contractor / Owner:	Renaissance Property Group, LLC.
Surveyor / Engineer:	Mayo Corporation
Plat of Survey:	Mayo Corporation
Project Co-ordinator:	Michael Matty 608.301.0000
Legal:	Jim Statz
Architect:	Melissa Destree, AIA
Use of Area:	2 unit owner occupied condominiums. Single wood framed construction.

Renaissance Property Group, LLC (RPG) plans to deconstruct the existing single family home that has deteriorated over the years due to lack of maintenance and non-existent and/or improper footings and foundation. Said deterioration was not self-created by current owner, but was time produced by previous occupants and improper construction. RPG Builders will save and reuse material from the existing single family house, and construct a new two story, two unit, owner occupied condominium. The new two unit will match architecturally, the character and style of the neighbourhood. The set backs on the side yards will increase from existing, access to the rear of the property will be established, and off street parking will be supplied within the foot print of the new building. A deed restriction is planned to be placed on the property to prevent the construction of any exterior building to be used for vehicle storage or housing, ie., no garage or carriage house will be allowed in the rear yard. The rear yard will remain open space as developed.

Zoning Text

Jenifer Ridge Condominiums  
1310 #1 and 1310 #2 Jenifer Street  
Madison WI 53703

Legal Description: The lands Subject to this Planned Unit Development district shall include those described on Exhibit A, Plat of Survey, attached hereto.

A. Statement of Purpose; This zoning district is established to allow for the establishment of: 2 NEW Owner Occupied Condominium Units; (2) newly constructed condominium units @ 1310 Jenifer Street.

B. Permitted Uses:

- 1 Those that are stated as permitted uses in the R-5 zoning district.
2. Uses accessory to permitted uses listed above.

C. Lot area : As stated on Exhibit A, Plat of Survey, attached hereto. Site plan A-1 , 0.1165 acres.

D. Flood Area; 1. Maximum floor area ratio and maximum building height shall be as shown on approved plans.

E. Yard Requirements; Yard area will be provided as shown on approved plan.

F. Landscaping; Site Landscaping shall be provided as shown on approved plans.

G. Accessory off Street Parking; "as shown on approved plan".

H. Lighting; Site lighting will be provided as shown on approved plans.

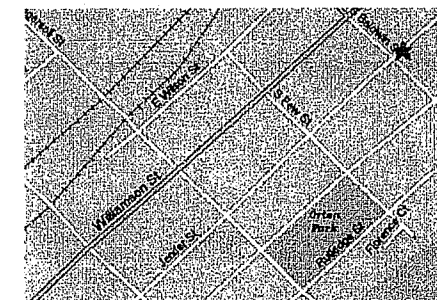
I. Signage; Signage will be allowed as per chapter 31 of the Madison general ordinances, as compared to R-5 district, or signage will be provided as approved on the recorded plans.

J. Family Definition; The Family Definition for this PUD-SIP shall coincide with the definition given in the Chapter 28.03 (2) of the Madison General ordinances for the R-5 zoning district.

K. Alterations and Revisions; NO alterations 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 district Alderperson and are compatible with the concept stated in the underlying General Development plan by the City Plan commission, those that are stated as permitted uses in the R-5 zoning district.

222 West Washington Ave, Suite 310 Madison, WI 53703  
 ph: 608.268.1499 fax: 608.268.1498  
 www.destreearchitects.com

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LOCATION MAP  
NOT TO SCALE

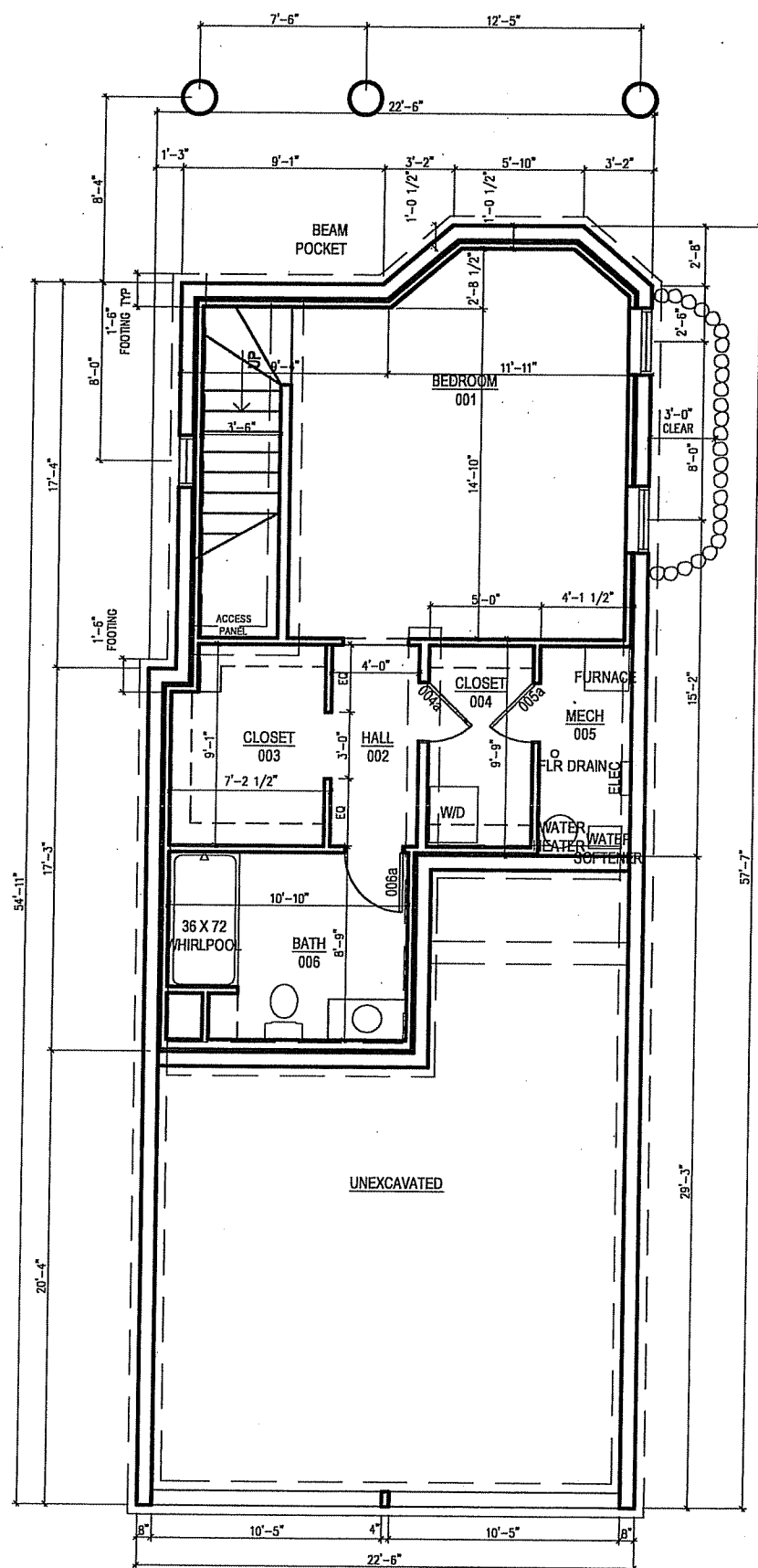
JENIFER STREET CONDOMINIUMS  
 DESIGN DEVELOPMENT  
 1310 JENIFER STREET  
 MADISON, WI

PROJECT:

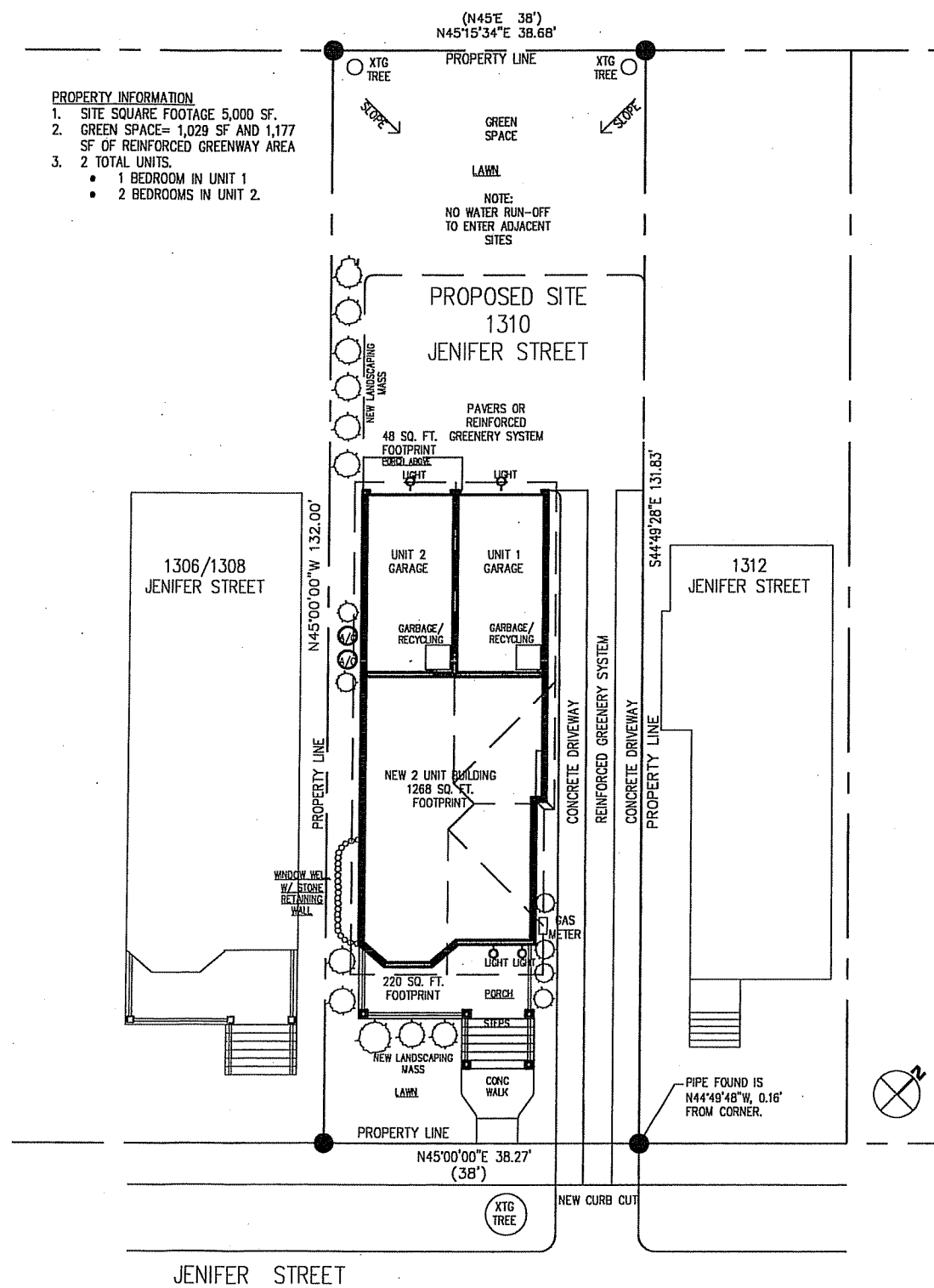
NUMBER:	051230.00
DATE:	03/22/2006
REV:	

SHEET:

A.0



2 BASEMENT FLOOR PLAN  
1/8" = 1'-0"



1 SITE PLAN  
1" = 20'-0"

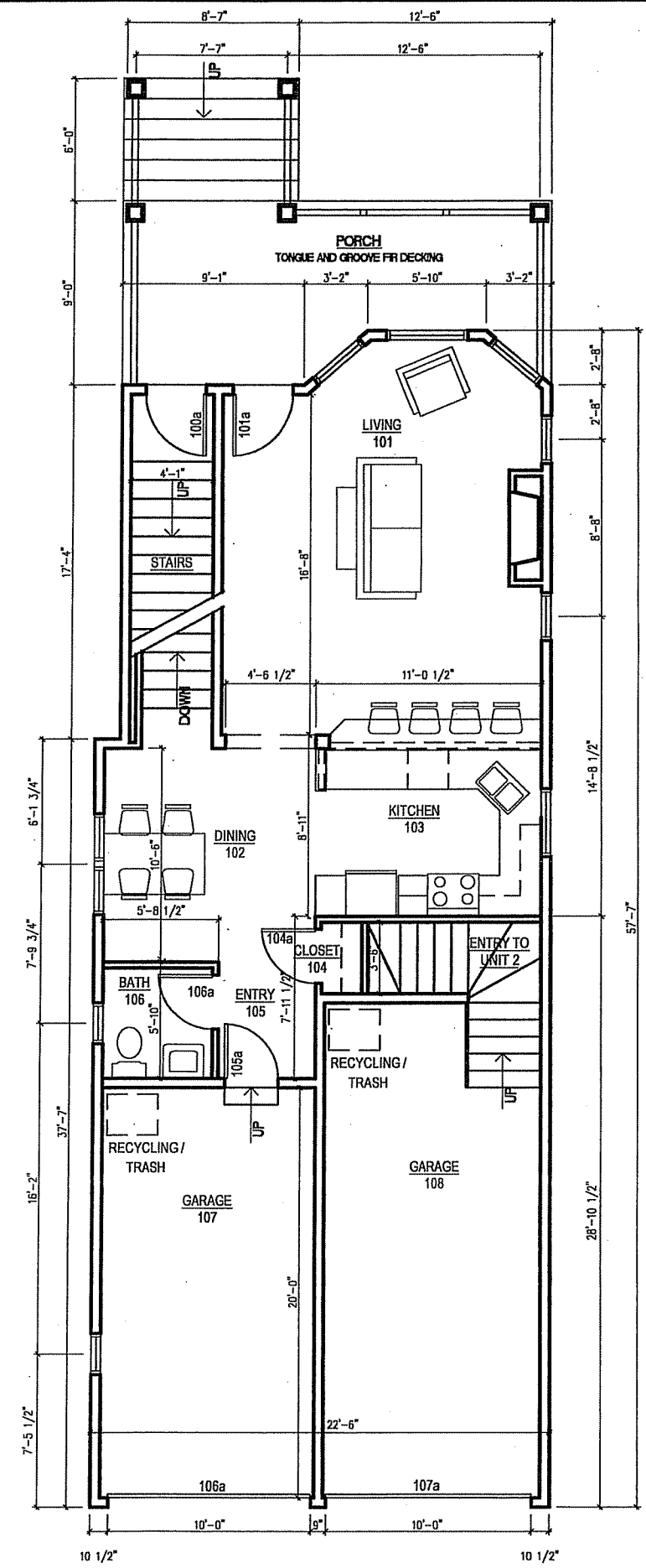
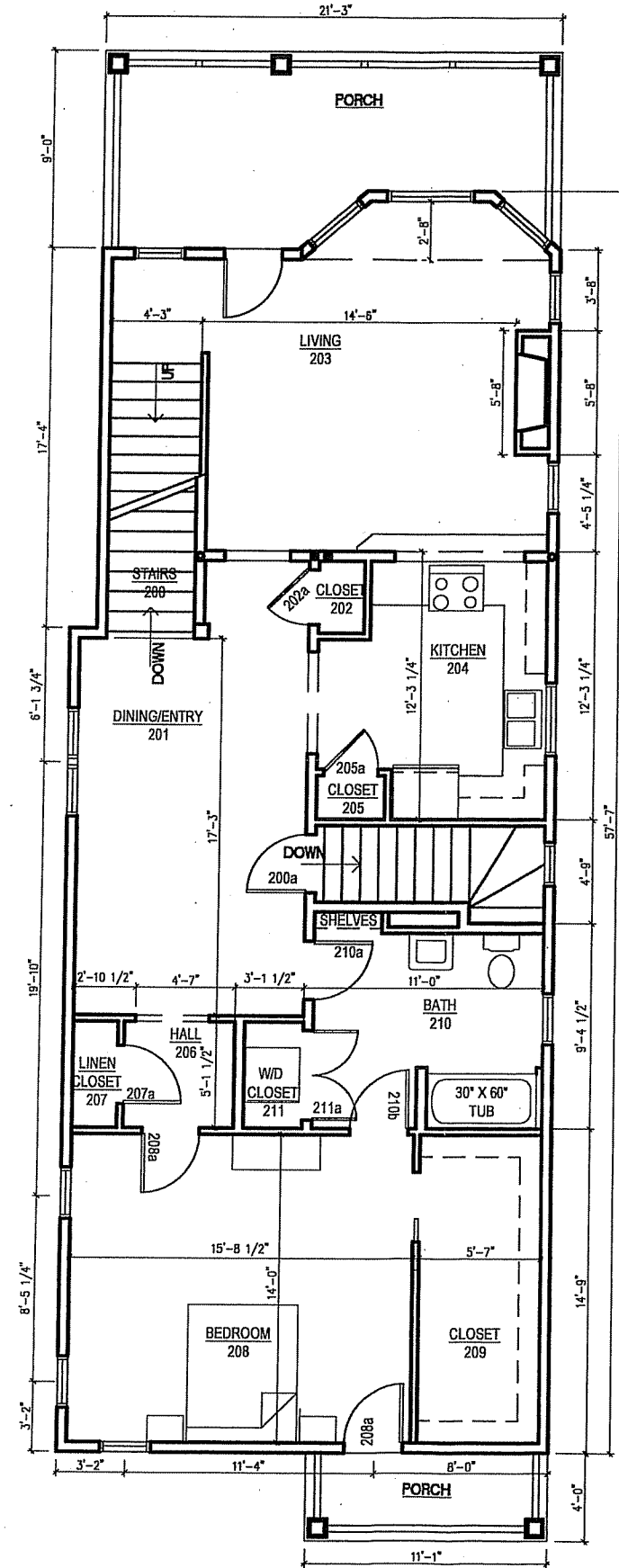
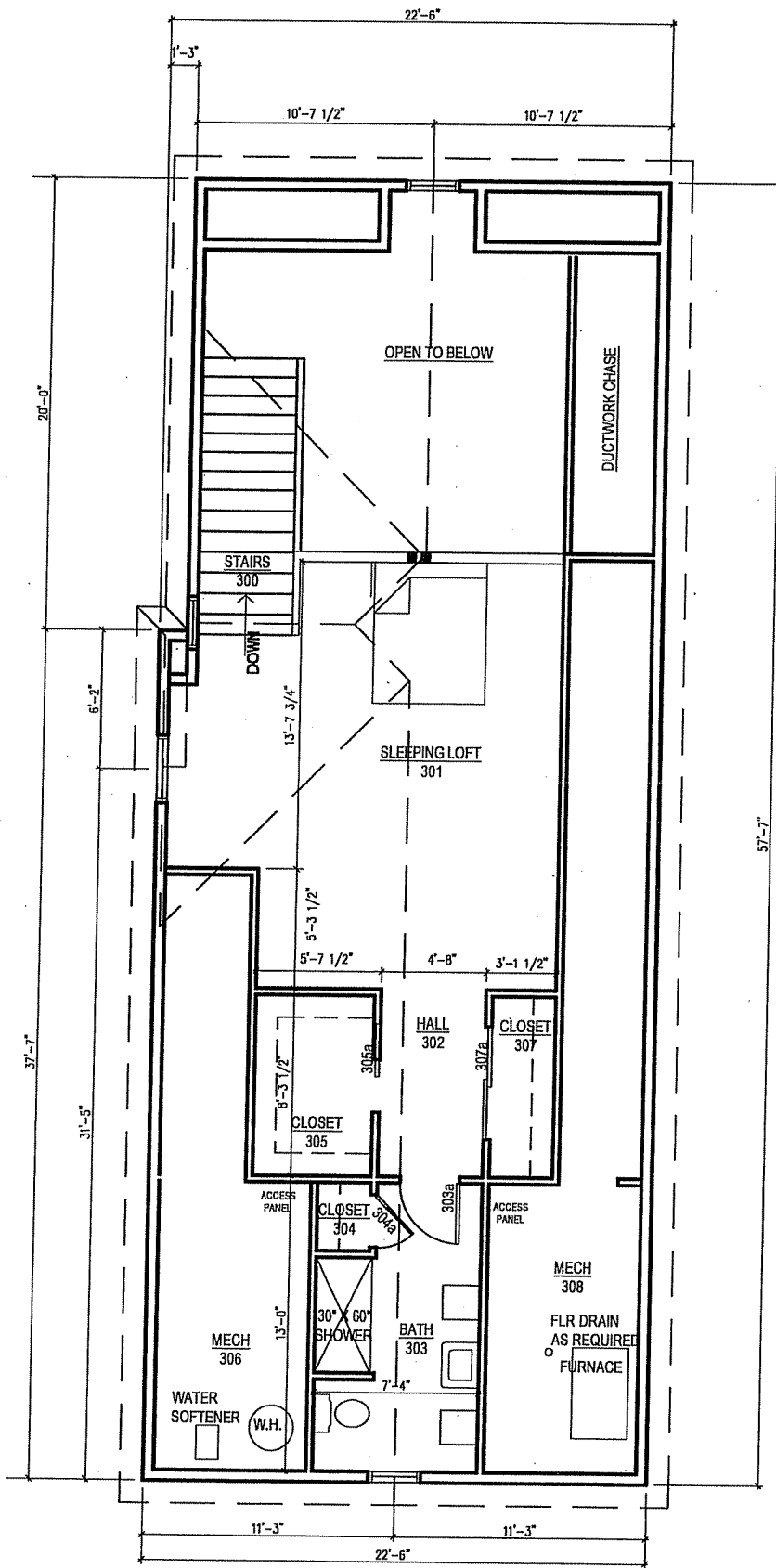
DRAWING INDEX:

A.0	SITE PLAN AND BASEMENT FLOOR PLAN
A.1	FLOOR PLANS
A.2	ELEVATIONS

- PROPERTY INFORMATION
- SITE SQUARE FOOTAGE 5,000 SF.
  - GREEN SPACE= 1,029 SF AND 1,177 SF OF REINFORCED GREENWAY AREA
  - 2 TOTAL UNITS.
    - 1 BEDROOM IN UNIT 1
    - 2 BEDROOMS IN UNIT 2.

NOTE:  
NO WATER RUN-OFF TO ENTER ADJACENT SITES

PIPE FOUND IS N44°49'46"W, 0.16' FROM CORNER.



DESTREE DESIGN

ARCHITECTS

222 West Washington Ave. Suite 310 Madison, WI 53703  
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 DESIGN DEVELOPMENT  
 1310 JENIFER STREET  
 MADISON, WI

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A.1

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DESIGN DEVELOPMENT

1310 JENIFER STREET  
MADISON, WI

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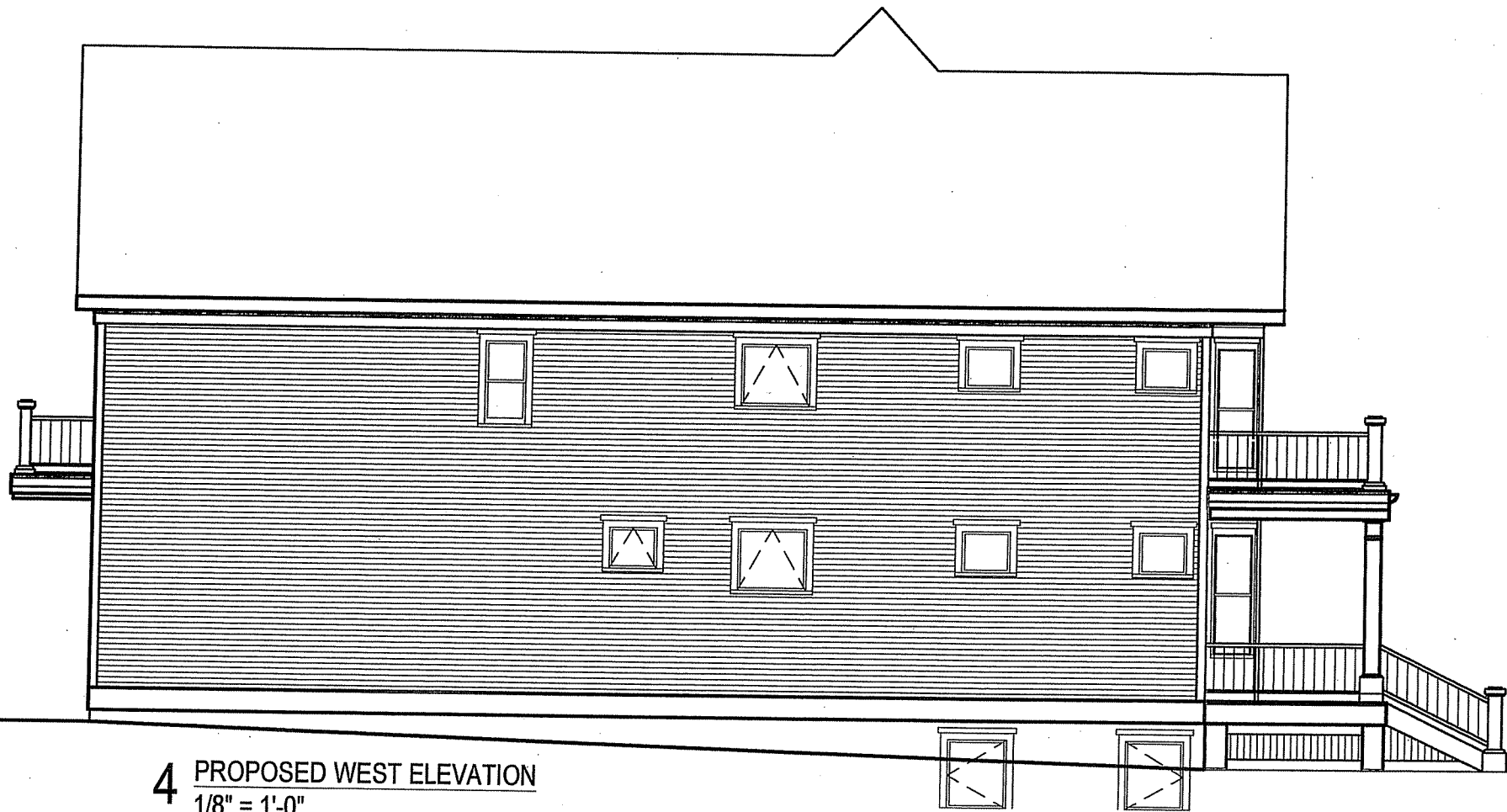
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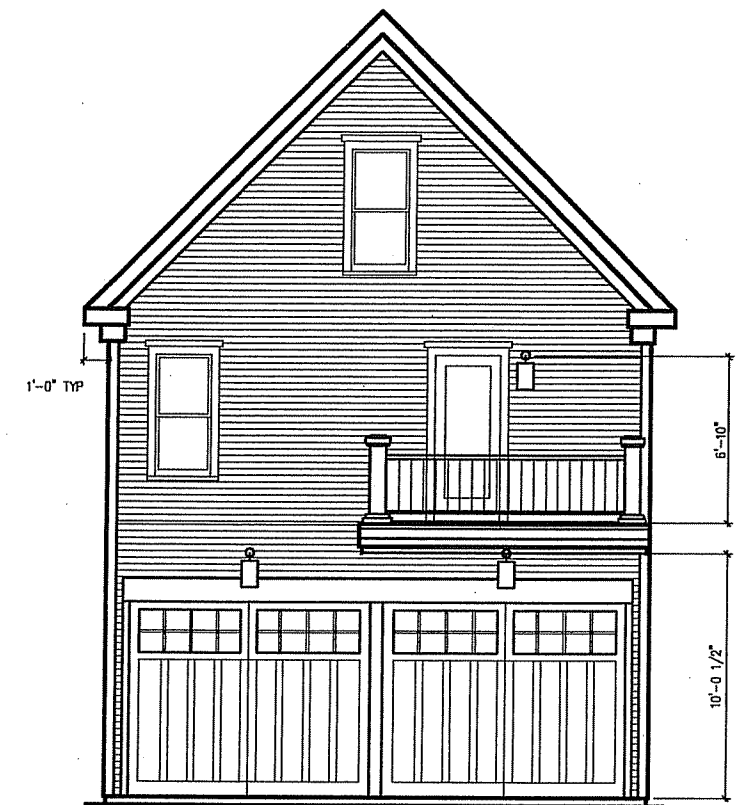
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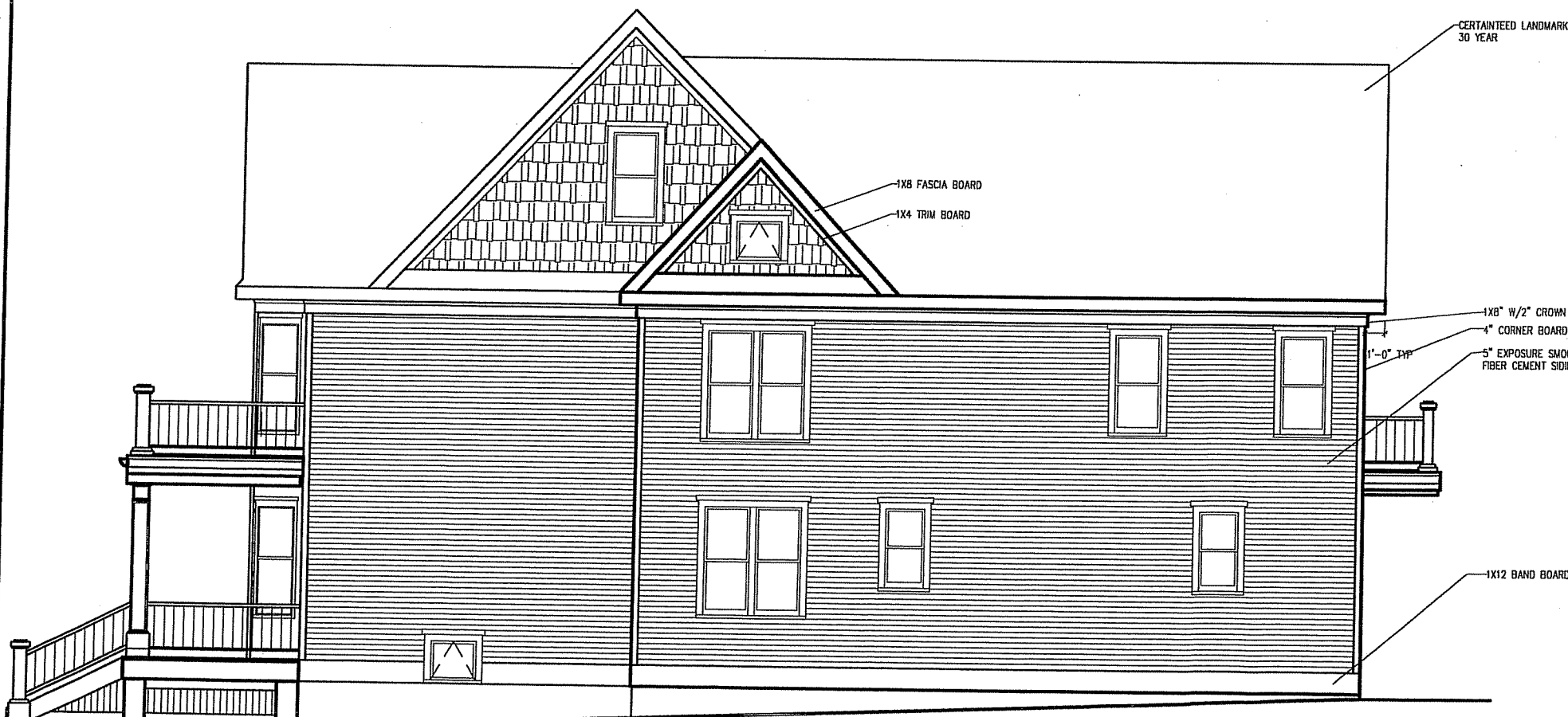
A.2



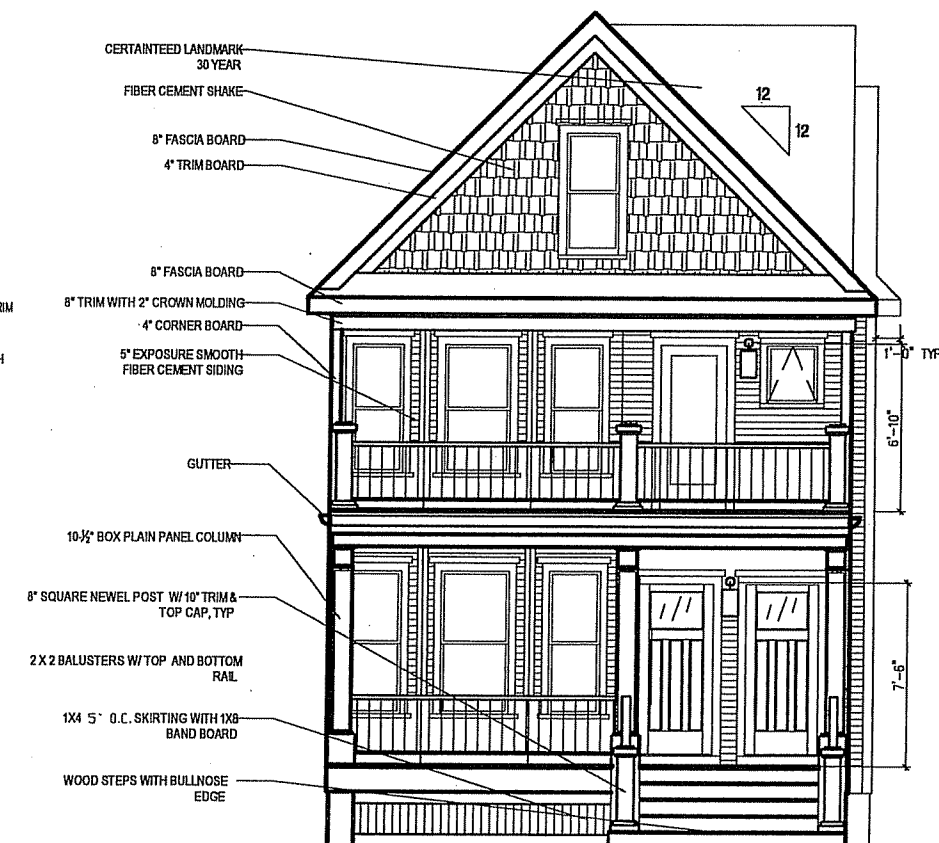
4 PROPOSED WEST ELEVATION  
1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION  
1/4" = 1'-0"



3 PROPOSED EAST ELEVATION  
1/8" = 1'-0"



1 PROPOSED SOUTH ELEVATION  
1/8" = 1'-0"