

# LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, making sure to note the requirements on the accompanying checklist (reverse).

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call (608) 266-4635

City of Madison  
Planning Division  
215 Martin Luther King Jr Blvd, Ste 017  
PO Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



## 1. LOCATION

Project Address: 909 Jenifer Street & 911/915 Jenifer Street Aldermanic District: 6

## 2. PROJECT

Project Title/Description: Rejuvenate Housing Cooperative

This is an application for: (check all that apply)

- Alteration/Addition to a building in a Local Historic District or Designated Landmark (specify)\*\*:
  - Mansion Hill       Third Lake Ridge       First Settlement
  - University Heights       Marquette Bungalows       Landmark
- Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify)\*\*:
  - Mansion Hill       Third Lake Ridge       First Settlement
  - University Heights       Marquette Bungalows       Landmark
- Demolition
- Alteration/Addition to a building adjacent to a Designated Landmark
- Variance from the Historic Preservation Ordinance (Chapter 41)
- Landmark Nomination/Rescission of Historic District Nomination/Amendment  
(Please contact the Historic Preservation Planner for specific Submission Requirements.)
- Other (specify):

DPCED USE ONLY	Registrar #:
	<b>DATE STAMP</b>
	<b>Preliminary Zoning Review</b> Zoning Staff Initial: Date:        /        /

## 3. APPLICANT

Applicant's Name: Dave Drapac Company: RefineJenifer, LLC

Address: 915 Jenifer Street #3R Madison, WI 53703  
Street City State Zip

Telephone: 608-217-1702 Email: dave@refinejenifer.com

Property Owner (if not applicant): \_\_\_\_\_

Address: \_\_\_\_\_  
Street City State Zip

Property Owner's Signature: *Dave Drapac* Date: 4/13/2020

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

## 4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 12:00 pm on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located at 215 Martin Luther King Jr Blvd, Suite 017. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled filing time. Submission deadlines can be viewed here: <https://www.cityofmadison.com/dpced/planning/documents/2019-LCMeetingScheduleDates.pdf>

April 13, 2020

RefineJenifer, LLC  
915 Jenifer St #3R  
Madison, WI 53703

Dear Landmarks Commission,

We are applying to combine the two parcels at 909 Jenifer St and 911/915 Jenifer St for the development of our forthcoming 25-person housing cooperative which will incorporate both properties.

The two side-by-side houses have both been owned by the same owner since the 1980's and we purchased them as a set in January of 2019. The house at 909 has a driveway and three-car garage that are shared with the tenants in 911/915. Likewise, the yard behind 911/915, and the laundry machines in the basement of that house, are shared with the tenants of 909.

As stated in MGO 41.18(4): "Land Divisions and Combinations. The commission shall approve a certificate of appropriateness for land divisions, combinations, and subdivision plats of landmark sites and properties in historic districts, unless it finds that the proposed lot sizes adversely impact the historic character or significance of a landmark, are incompatible with adjacent lot sizes, or fail to maintain the general lot size pattern of the historic district."

The map in Attachment A shows that there are already several lots similar in size to the proposed double lot scattered throughout the nearby neighborhood.

Attachment B is a street view of the two houses.

Attachment C shows the site plan with the existing and proposed lot lines. Each existing parcel is approximately 33' wide x 132' deep. The combined parcel will be approximately 66' wide x 132' deep.

Thank you,



Abby Davidson



Dave Drapac



Paul Schechter



Attachment B

909 (right) and 911/915 (left)  
Source: Google Street View



Attachment C

909 existing parcel  
911-915 existing parcel  
New combined parcel

