



Location  
1148 Jenifer Street

Applicant  
Navin Jarugumilli – Yaharaview  
Condominiums/Mark Schmidt –  
Knapp Schmidt Architects, LLC

From: R4L & R4A To: PUD(GDP-SIP)

Existing Use  
Residential Parcel with Building  
and Large Vacant Area

Proposed Use  
Relocated 2-Unit Residential Building From  
S. Thorton Avenue onto Vacant Property

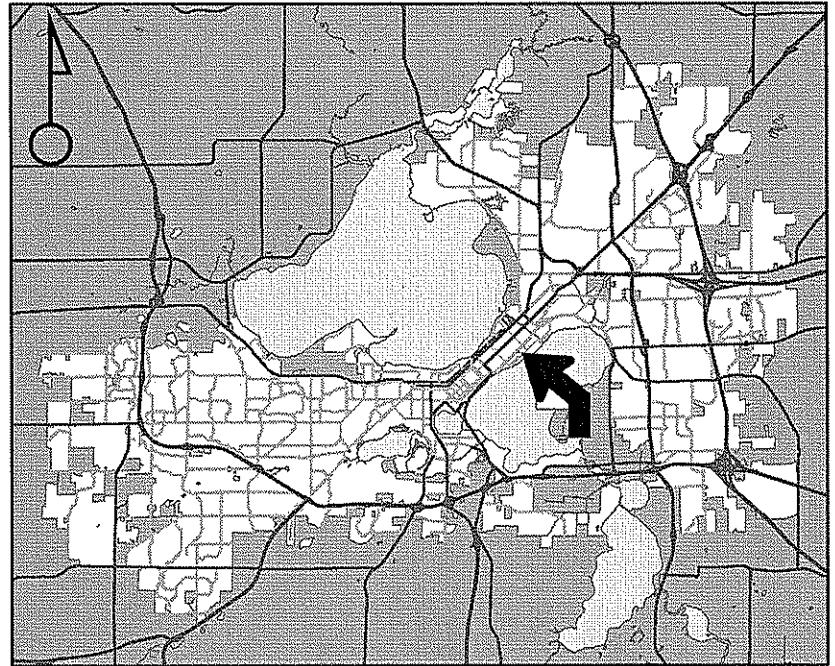
Public Hearing Date

Plan Commission

01 June 2009

Common Council

16 June 2009



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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 19 May 2009



3



# 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](http://www.cityofmadison.com/planning/plan.html)
- All zoning applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>\$ 1200</u> Receipt No. <u>96994</u>
Date Received	<u>12/17/08</u>
Received By	<u>JL</u>
Parcel No.	<u>070913125170</u>
Aldermanic District	<u>6 - Rummel</u>
GQ	<u>Third Lake His Dist</u>
Zoning District	<u>R4A His TL</u>
<b>For Complete Submittal</b>	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<input type="checkbox"/> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input checked="" type="checkbox"/>
Alder Notification	<input type="checkbox"/> Waiver <input type="checkbox"/>
Ngrbrhd. Assn Not.	<input type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	<u>12/19/08</u>

1. **Project Address:** 1148 Jenifer St. **Project Area in Acres:** 0.16 acre

**Project Title (if any):** \_\_\_\_\_

2. **This is an application for: (check at least one)**

<input type="checkbox"/> <b>Zoning Map Amendment</b> (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input checked="" type="checkbox"/> Rezoning from <u>R4H</u> to <u>PUD/PCD-SIP</u>	
<input type="checkbox"/> Rezoning from _____ to <u>PUD/PCD-GDP</u>	<input type="checkbox"/> Rezoning from <u>PUD/PCD-GDP</u> to <u>PUD/PCD-SIP</u>	
<input type="checkbox"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests (Specify):</b> _____

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Navin Jarugumilli Company: Claire-Mira, LLC

Street Address: 18 Shepard Terrace City/State: Madison, WI Zip: 53705

Telephone: (608) 213-7170 Fax: (608) 236-4226 Email: navinxj@gmail.com

Project Contact Person: Mark Schmidt Company: Knapp Schmidt Architects, LLC

Street Address: W4114 Dakota Ln. City/State: Wautoma, WI Zip: 54982

Telephone: ( ) 800-236-0140 Fax: ( ) 920-787-1418 Email: ksarch@earthlink.net

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

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

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: Relocate existing 2-unit residential building to vacant area of property with existing 2-unit building.

Development Schedule: Commencement May 2009

Completion September 2009

**5. Required Submittals:**

- Site 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:
  - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: 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.
- Filing Fee:** \$ 1,200 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

- For any applications proposing demolition of existing buildings, **photos** of the interior and exterior of the structure(s) to be demolished shall be submitted with your application. Be advised that a **Reuse and Recycling Plan** approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A **Zoning Text** must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

**FOR ALL APPLICATIONS:** 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

**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 the:* \_\_\_\_\_ *Plan, which recommends:* \_\_\_\_\_ *for this property.*

**Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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:*  
Marquette Neighborhood Association and Alder Marsha Rummel

*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 Counter and Planning Unit staff; note staff persons and date.  
Planner Matt Tucker Date Nov. 10, '08 Zoning Staff \_\_\_\_\_ Date \_\_\_\_\_

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

Printed Name Mark Schmidt Date 12/17/08  
Signature \_\_\_\_\_ Relation to Property Owner Agent

Authorizing Signature of Property Owner N. Gamm Date 12/17/2008<sup>3</sup>

December 17, 2008

Residential Building  
1144 & 1148 Jenifer Street  
Madison, WI 53704



**Letter of Intent**

The property at 1148 Jenifer Street currently has a two-story, two-dwelling unit building on one side of the property and a vacant area on the other that was the location of a house that burned and was demolished some years ago.

The owner of the property wishes to move an existing house from 430 S. Thornton Avenue to the vacant portion of the site. The house is approximately 20 years newer than the adjacent houses, but of similar character as many other houses in the neighborhood. The relocated house will be installed on a new basement foundation and will align with the houses on either side. A new front porch will be constructed to match the existing porch, and floor levels will align with the houses on either side.

The relocated two-dwelling-unit house will be modified to have at least two bedrooms in each unit. Current plans include construction of a new rear stair addition with exterior porches facing the rear yard.

Because the property is smaller than the current minimum required lot area, the property cannot be subdivided. The City of Madison zoning ordinance does not allow two houses on one property in the R-4H zoning district. Therefore the City requires that the property to be rezoned as a PUD.

In November 2008, the Landmarks Committee considered the proposed plan and encouraged the owner to pursue saving the existing building at 430 S. Thornton Avenue by relocating it to the 1144 Jenifer Street location.

The proposed schedule is to gain approval by the City of Madison Plan Commission and City Council during the winter of 2008-2009, and relocate the building in early spring of 2009.

December 17, 2008

## Jenifer Street Condominiums

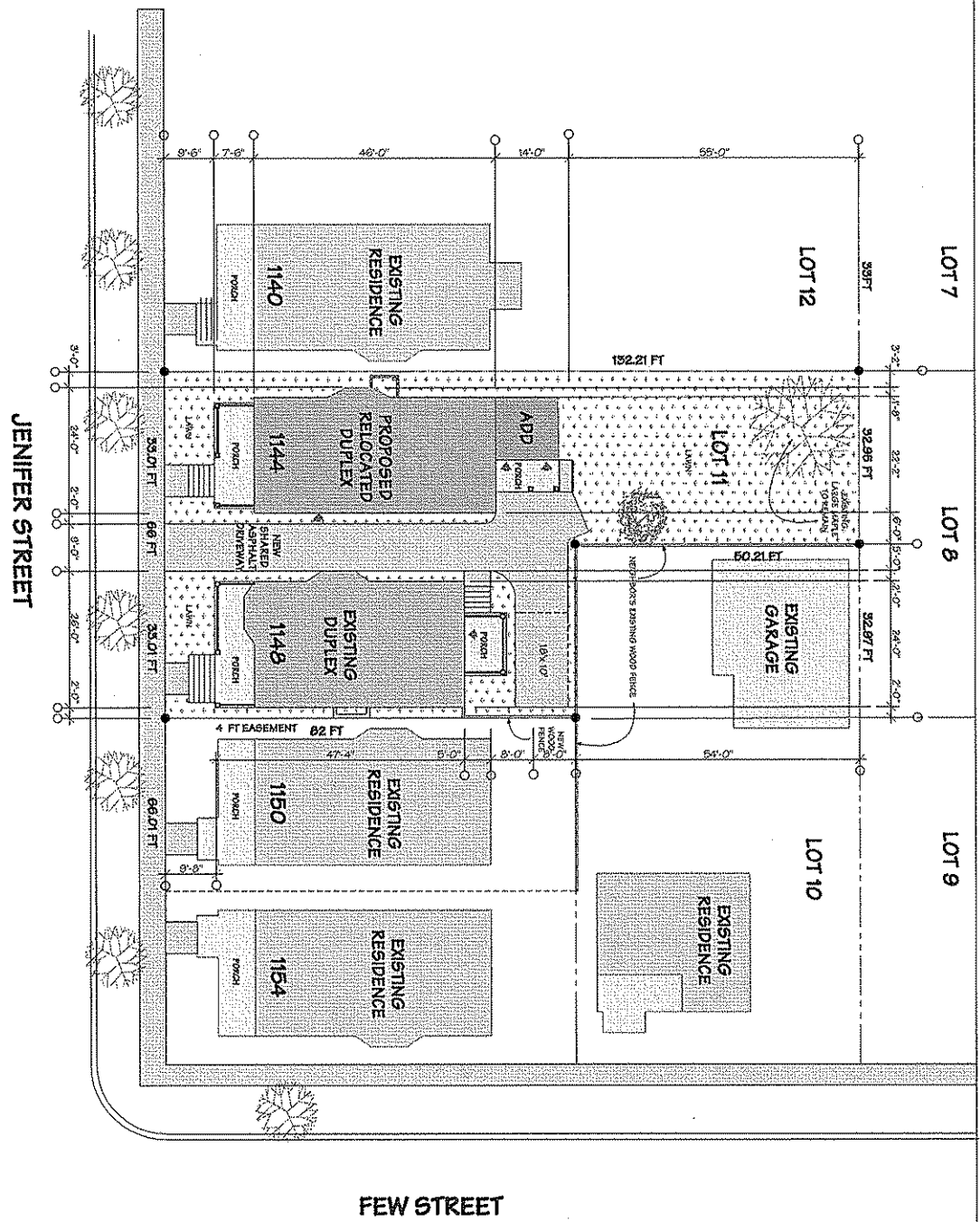
1144 Jenifer Street  
1148 Jenifer Street  
Madison, WI



## Zoning Text

Legal Description: Original Plat, AKA Farwells replat, Blks 182 & 183, SE 82 FT of NE 1/2 of Lot 11, also the SW 1/2 of Lot 11.

- A. Statement of Purpose: This zoning district is established to allow two residential buildings on a single lot.
- B. Permitted Uses:
  - 1. Those that are stated as permitted users in the R4H District.
  - 2. Uses accessory to permitted uses as permitted in the R4H District.
- C. Lot Area 6,930 sf
- D. Floor Area Ratio
  - 1. Maximum floor area ratio permitted is 2.0
  - 2. Maximum building height shall be 3 stories or as shown on approved plans.
- E. Yard Requirements: Yard areas will be provided as shown on the approved plans.
- F. Landscaping: Site landscaping will be provided as shown on the approved plans.
- G. Accessory Off-Street Parking & Loading: Accessory off-street parking and loading will be provided as shown on approved plans.
- 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 the R4H district, or signage will be provided as approved on the recorded plans.
- J. Family Definition: The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R4H zoning district.
- K. Alterations and Revisions: No alteration 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 alderperson of the district and are compatible with the concept approved by the City Plan Commission.



FEW STREET

JENIFER STREET

DATE: 03/25/09

SCALE: 1" = 40'

COMPILED BY: JAMES SCHMIDT ARCHITECT

MARK J. SCHMIDT ARCHITECT

SITE PLAN

2.1

**SITE PLAN NOTES:**

**SCOPE OF WORK**

**AREA CALCULATIONS:**

**SITE:** 6,930 sq ft

**RELOCATED 1144:** 1,027 sq ft

**EXISTING 1148:** 143 sq ft

**EXISTING 1140:** 996 sq ft

**PAVED AREA:** 1,075 sq ft

**PAVED AREA COVERAGE**

DATE	ISSUED

ALTERATIONS TO

**1144 & 1148 JENIFER STREET**

MADISON, WISCONSIN

Blank area for additional notes or signatures.

Mark J. Schmidt Architect

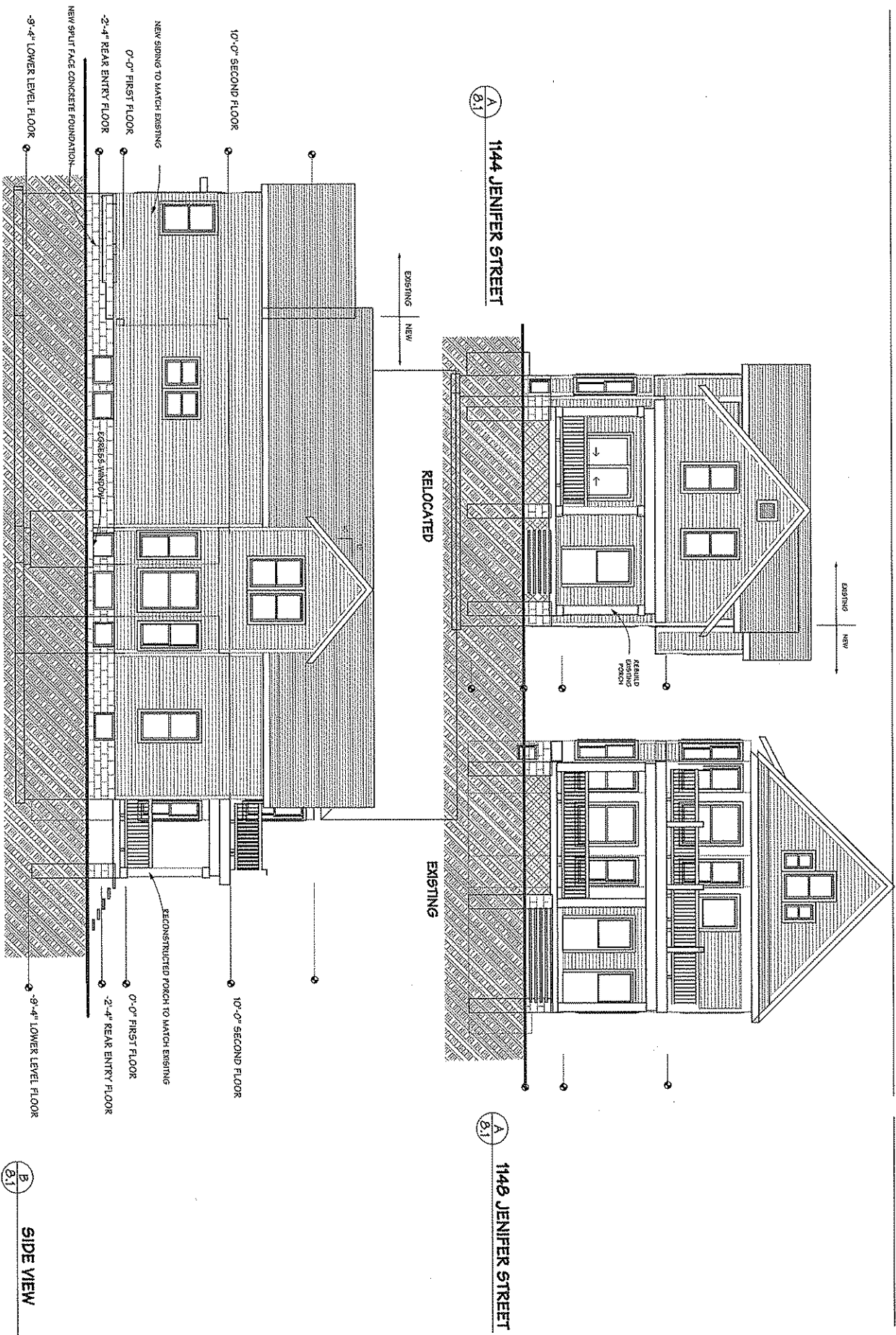
800 - 236 - 0140

520 - 787 - 1418

markschmidt@msk.com

MSA

3



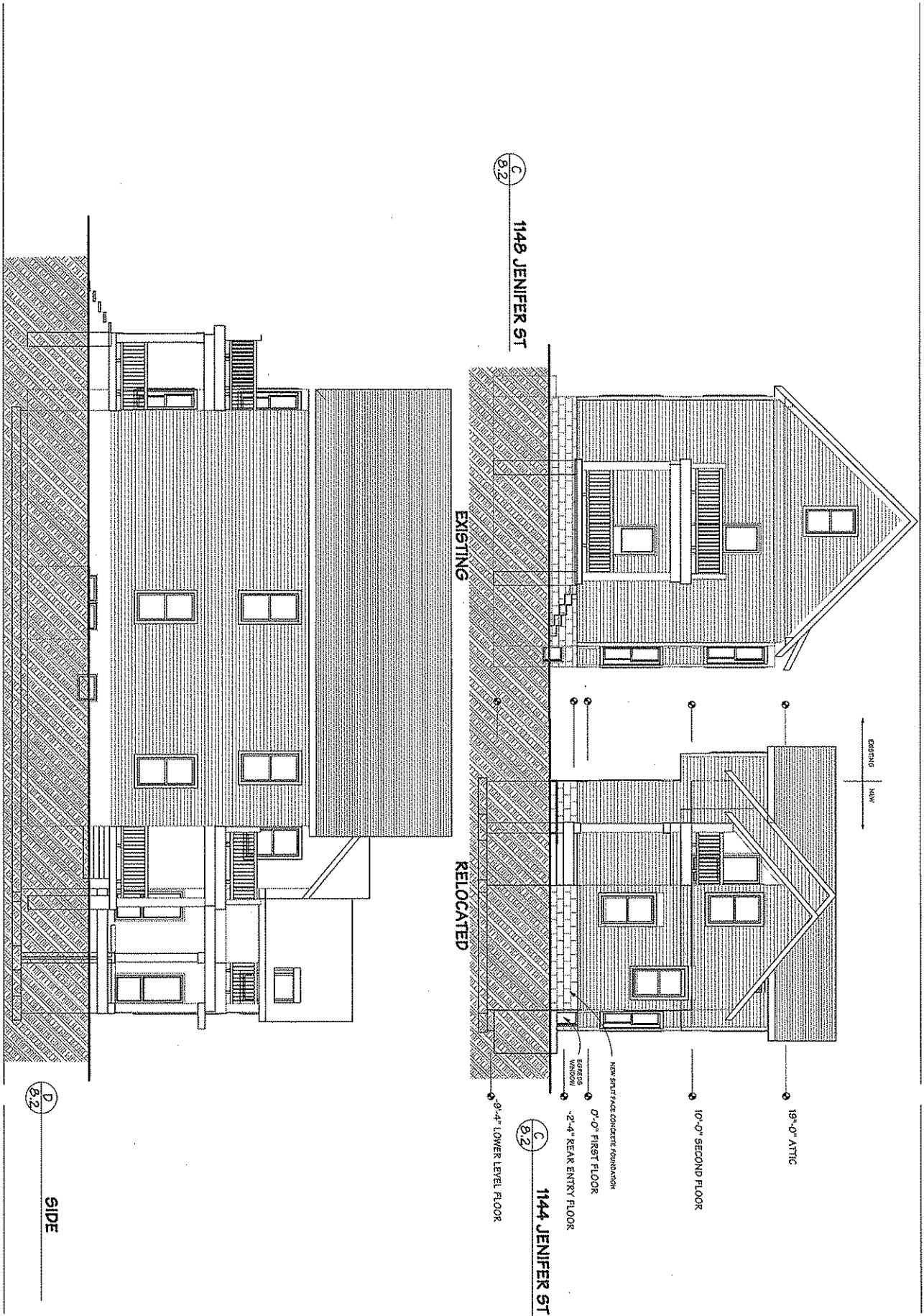
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 ISSUED: PRELIMINARY DESIGN  
 \$67018

RELOCATION OF  
**1144 & 1148 JENIFER ST**  
 MADISON, WISCONSIN

Mark J. Schmidt Architect  
 PO Box 762  
 Waucoma, WI 54982  
 800-236-0140  
 Phone  
 920-787-1418  
 Fax  
 kschmidt@earthlink.net  
 e-mail

DATE: 02/05/08  
 ISSUED: PRELIMINARY DESIGN  
 \$67018





P 8/2  
SIDE

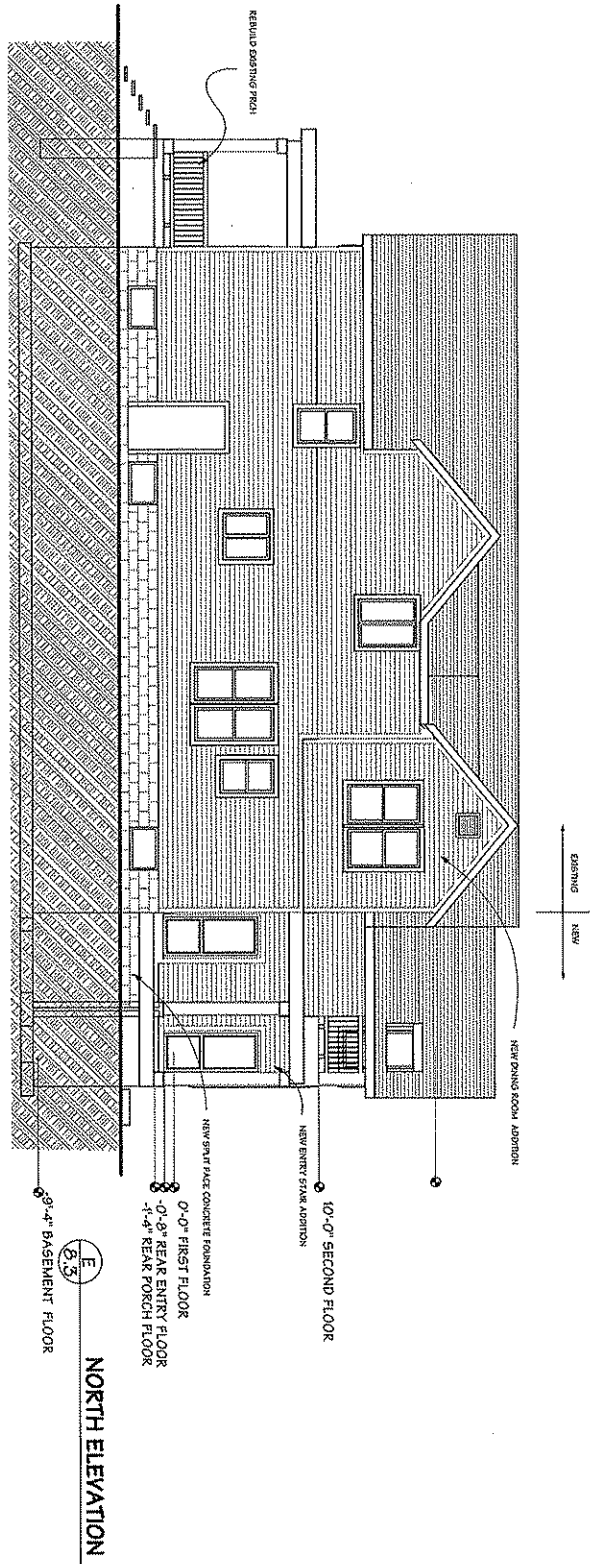
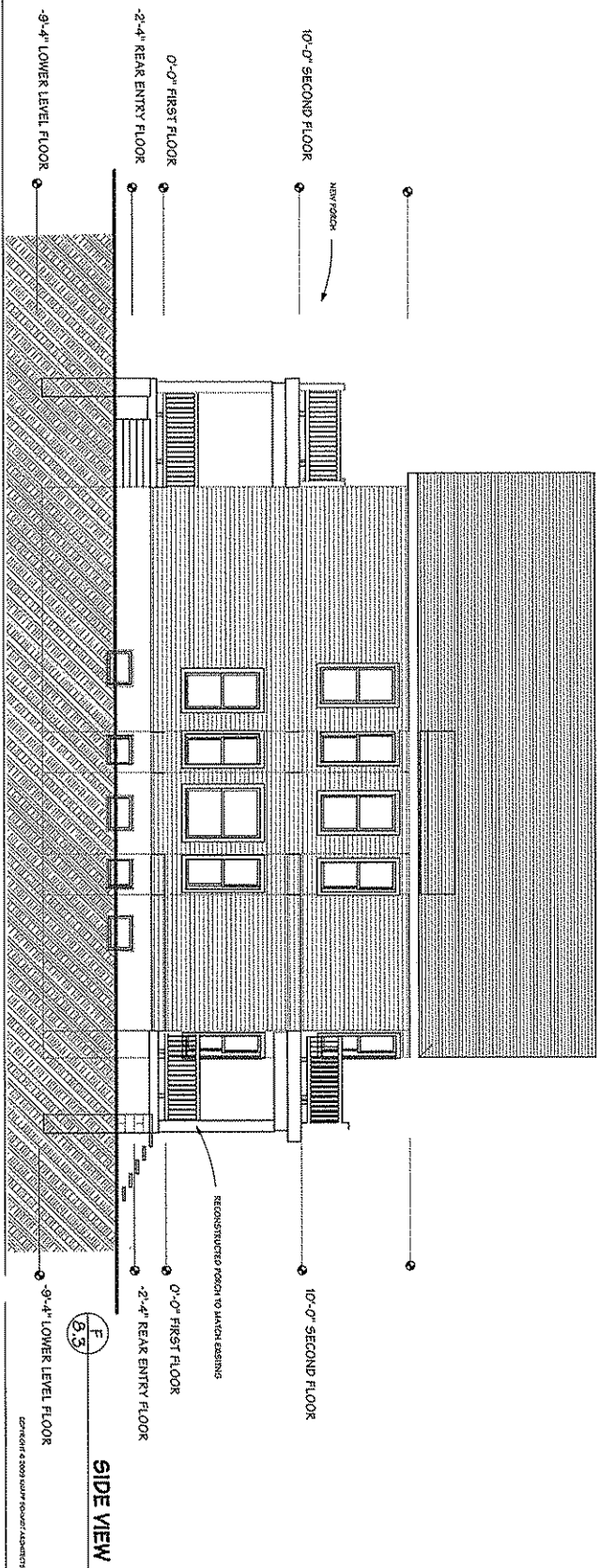
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5/07/12

RELOCATION OF  
1144 & 1148 JENIFER ST  
MADISON, WISCONSIN

Mark J. Schmidt Architect  
PG Box 762  
Wautoma, WI 54982  
800-236-0140  
Phone  
920-787-1418  
Fax  
ksarch@earthlink.net  
e-mail

8/2  
1148 JENIFER ST

8/2  
1144 JENIFER ST

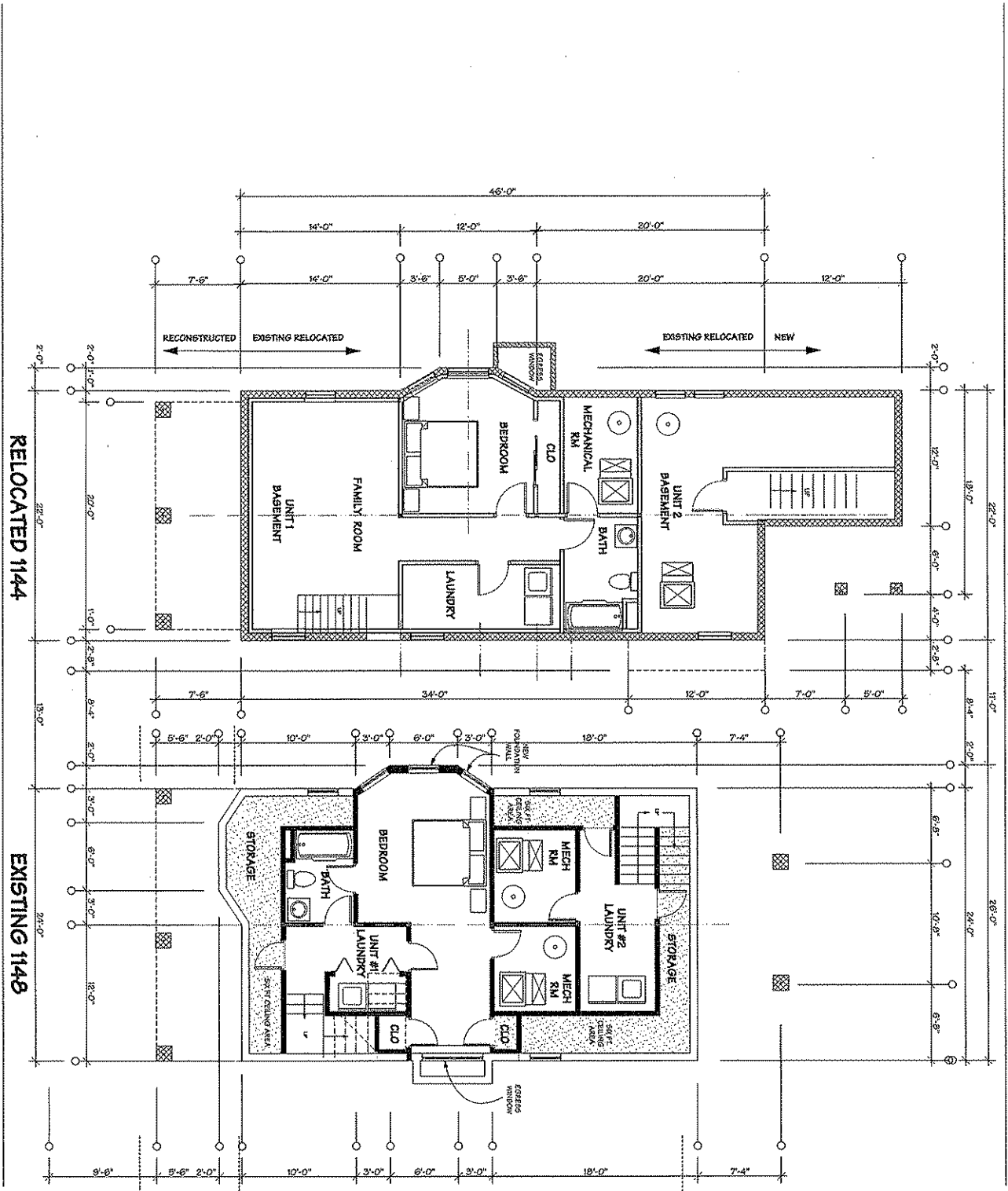


DATE: 02/05/09  
 ISSUED: PRELIMINARY DESIGN  
 1/8" = 1'-0"

RELOCATION OF  
 1144 & 1148 JENIFER ST  
 MADISON, WISCONSIN

PO Box 762  
 Wautoma, WI 54982  
 800 - 236 - 0140  
 Phone  
 920 - 787 - 1418  
 Fax  
 ksarch@earthlink.net  
 e-mail

Plark J.  
 Schmidt  
 Architect



RELOCATED 1144

EXISTING 1148

**BASEMENT FLOOR PLAN NOTES:**

- SCOPE OF WORK:**
- 1- RELOCATE MAIN PORTION OF EXISTING HOUSE
  - 2- INSTALL ON NEW FOUNDATION
  - 3- REBUILD FRONT PORCH AND REAR ENTRY STAIR AND PORCHES

**BUILDING AREA:**

**1144 JENIFER BASEMENT**

UNIT #1	787 sq ft
UNIT #2	386 sq ft
<b>TOTAL AREA</b>	<b>1,173 sq ft</b>

**1148 JENIFER BASEMENT**

UNIT #	178 sq ft
UNIT #1 STORAGE	185 sq ft
<b>TOTAL</b>	<b>364 sq ft</b>

UNIT #2	470 sq ft
UNIT #2 STORAGE	164 sq ft
<b>TOTAL</b>	<b>632 sq ft</b>
<b>TOTAL AREA</b>	<b>996 sq ft</b>

SCALE: 1/4"=1'-0"

DATE: 02/05/03

PROJECT: RELOCATION OF 1144 & 1148 JENIFER ST

CONTRACT NO: 0207012

**BASEMENT FLOOR PLAN**

SCALE: 6.0

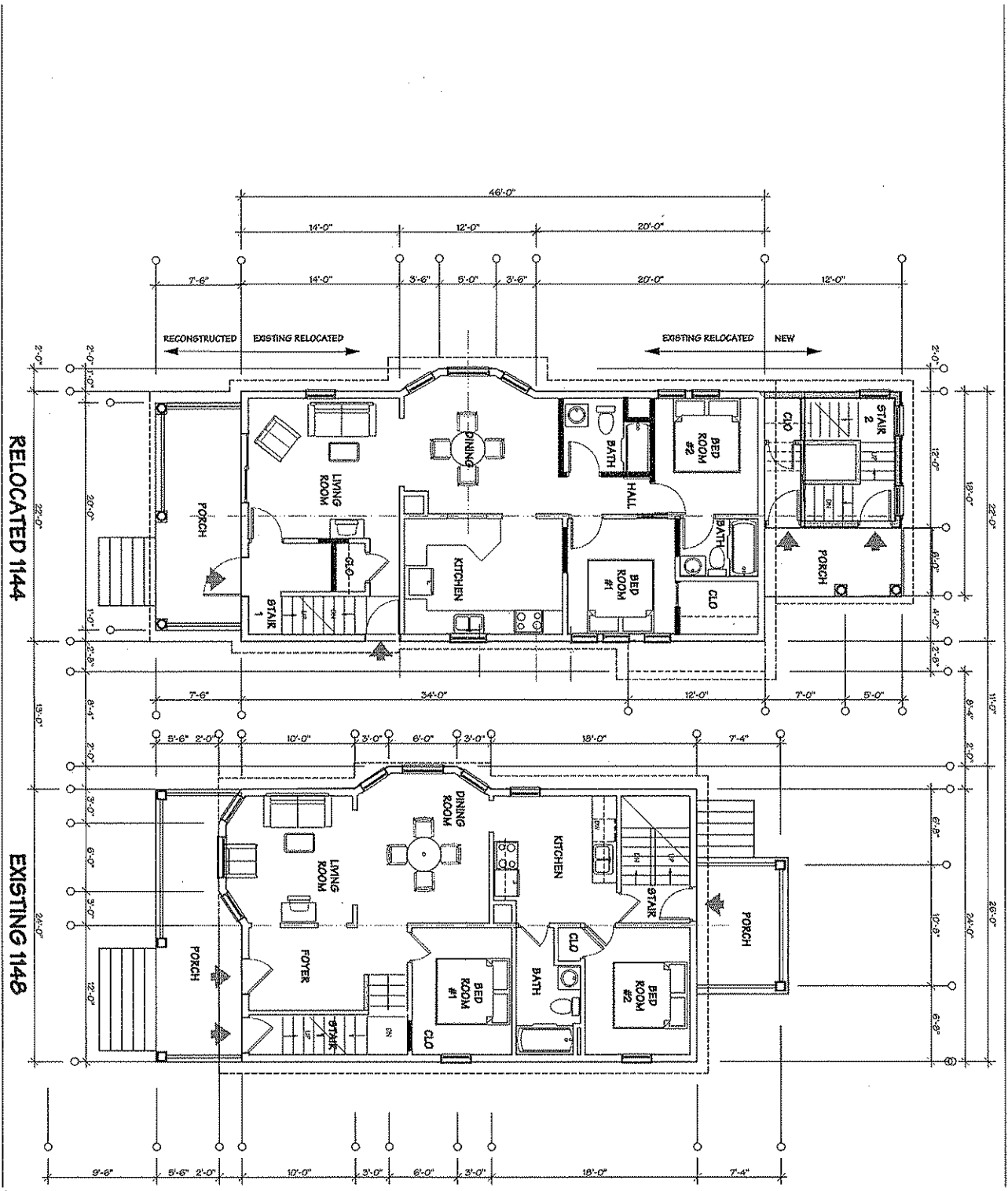
DATE:	ISSUED:
02/05/03	PRELIMINARY DESIGN

RELOCATION OF  
**1144 & 1148 JENIFER ST**  
 MADISON, WISCONSIN



**Mark J. Schmidt Architect**

PO Box 762  
 Watoma, WI 54982  
 800-236-0140  
 Phone: 920-787-1418  
 Fax: 920-787-1418  
 ksarch@earthlink.net  
 e-mail



RELOCATED 1144

EXISTING 1148

SCALE: 1/4" = 1'-0"  
 TRUE NORTH  
 PROJECT NORTH

**FIRST FLOOR PLAN NOTES:**

**SCOPE OF WORK:**

1. RELOCATE MAIN PORTION OF EXISTING HOUSE
2. INSTALL ON NEW FOUNDATION.
3. REBUILD FRONT PORCH AND REAR ENTRY STAIR AND PORCHES

**BUILDING AREA:**

1144 JENIFER STREET  
1,173 sq ft

1148 JENIFER STREET  
996 sq ft

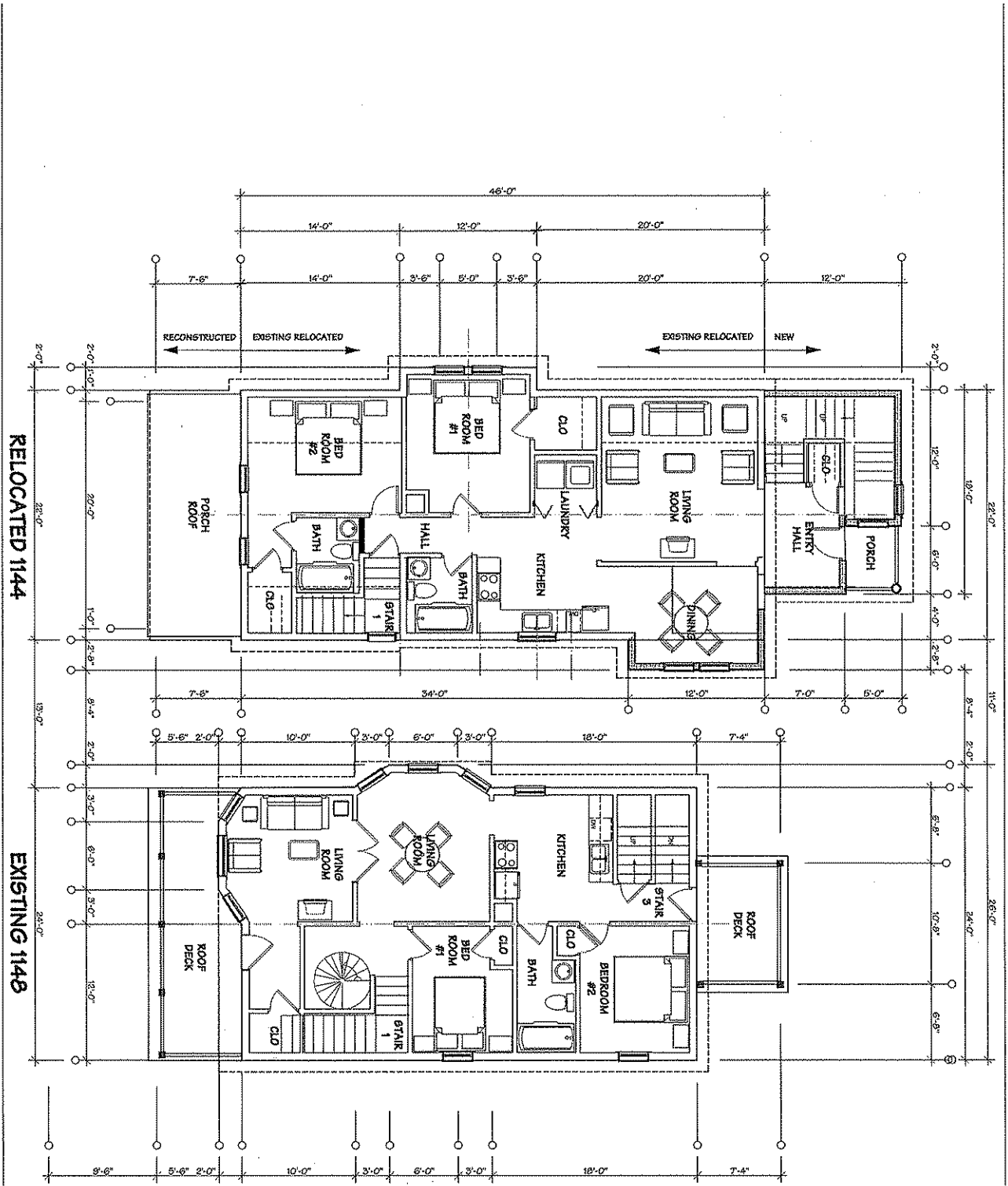
FIRST FLOOR PLAN  
61

DATE: 02/05/09  
 ISSUED: PRELIMINARY DESIGN  
 507012

RELOCATION OF  
**1144 & 1148 JENIFER ST**  
 MADISON, WISCONSIN



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 PO Box 762  
 Watons, WI 54982  
 800-236-0140  
 Phone  
 920-787-1418  
 Fax  
 ksarch@earthlink.net  
 e-mail



**SECOND FLOOR PLAN NOTES:**

- SCOPE OF WORK:**
1. RELOCATE MAIN PORTION OF EXISTING HOUSE
  2. INSTALL ON NEW FOUNDATION.
  3. REBUILD FRONT PORCH AND REAR ENTRY STAIR AND PORCHES

**BUILDING AREA:**

1144 JENIFER STREET  
 1148 JENIFER STREET  
 996 sq ft

SCALE: 1/4"=1'-0"

PROJECT NORTH

PROJECT NORTH

CONVENT & CO. ARCHITECTS

SECOND FLOOR PLAN

6.2

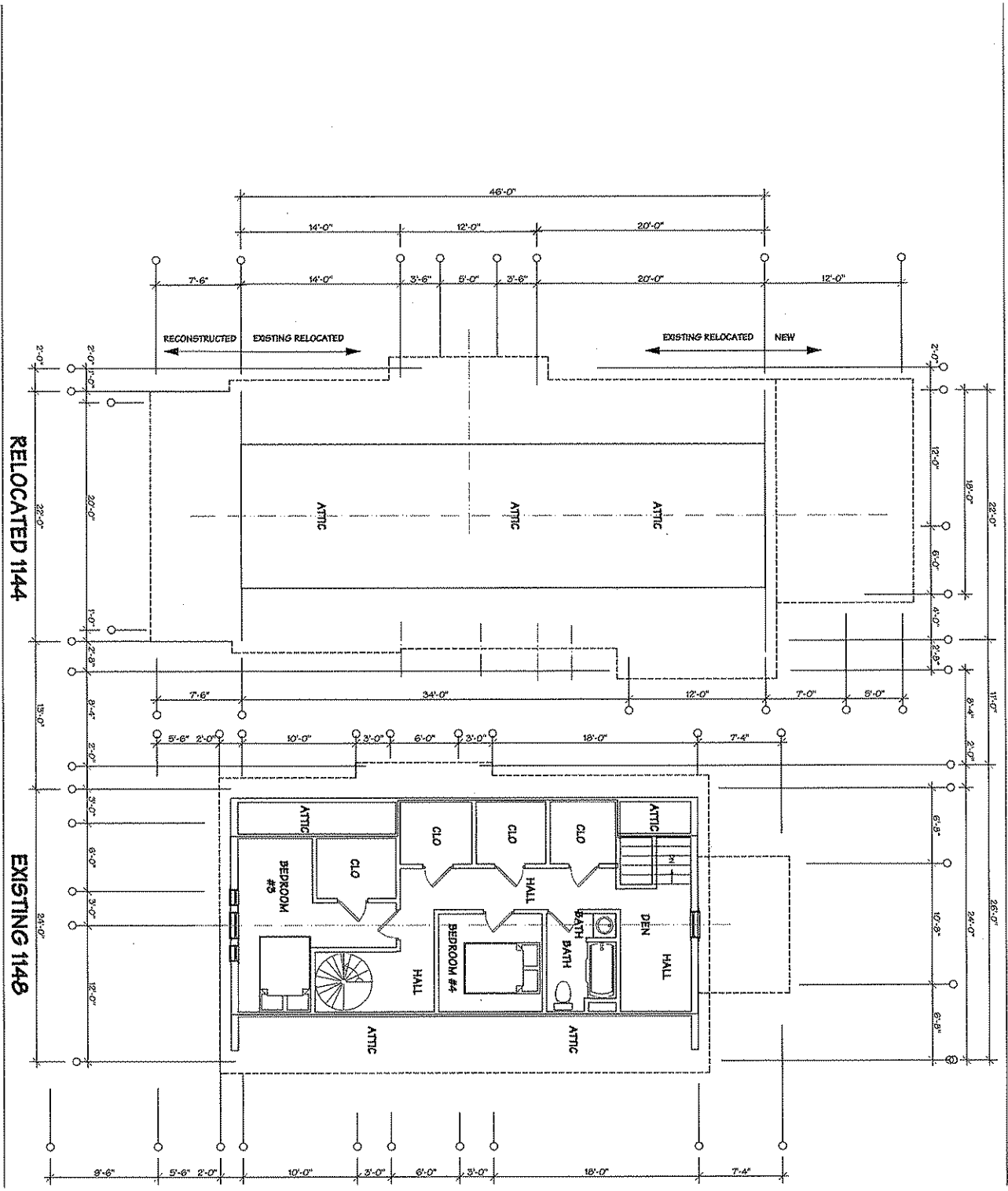
DATE	ISSUED
02/05/08	PRELIMINARY DESIGN
5/07/12	

RELOCATION OF  
**1144 & 1148 JENIFER ST**  
 MADISON, WISCONSIN



Mark J. Schmidt Architect

PG Box 762  
 Watoma, WI 54982  
 800-236-0140  
 Phone 920-787-1418  
 Fax 920-787-1418  
 ksarch@earthlink.net  
 e-mail



SCALE: 1/4"=1'-0"

TRUE NORTH

PROJECT: RELOCATION OF 1144 & 1148 JENIFER ST

DATE: 02/05/08

ISSUED: PRELIMINARY DESIGN

DATE: 02/05/08

ISSUED: PRELIMINARY DESIGN

DATE: 02/05/08

ISSUED: PRELIMINARY DESIGN

THIRD FLOOR PLAN NOTES:	1144 JENIFER	0 sq ft
SCOPE OR WORK:	1148 JENIFER	704 sq ft
BUILDING AREA:		

THIRD FLOOR PLAN

6.3

DATE: 02/05/08

ISSUED: PRELIMINARY DESIGN

DATE: 02/05/08

ISSUED: PRELIMINARY DESIGN

DATE: 02/05/08

ISSUED: PRELIMINARY DESIGN

RELOCATION OF

1144 & 1148 JENIFER ST

MADISON, WISCONSIN

Blank area for notes or additional information.

Mark J. Schmidt Architect

PO Box 762

Wautoma, WI 54982

800-236-0140

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Fax

ksarch@earthlink.net

e-mail