



Location
 430 - 434 South Thorton Avenue,
 433 Cantwell Court and 1526 Jenifer Street
 Applicant

Navin Jarugumilli - Yaharaview
 Condominiums/Mark Schmidt -
 Knapp Schmidt Architects, LLC

From: R4 To: PUD(GDP-SIP)

Existing Use
 2-Unit Residential Building

Proposed Use
 Relocate Existing 2-Unit Building, Construct
 Underground Parking and New 2-Unit Building

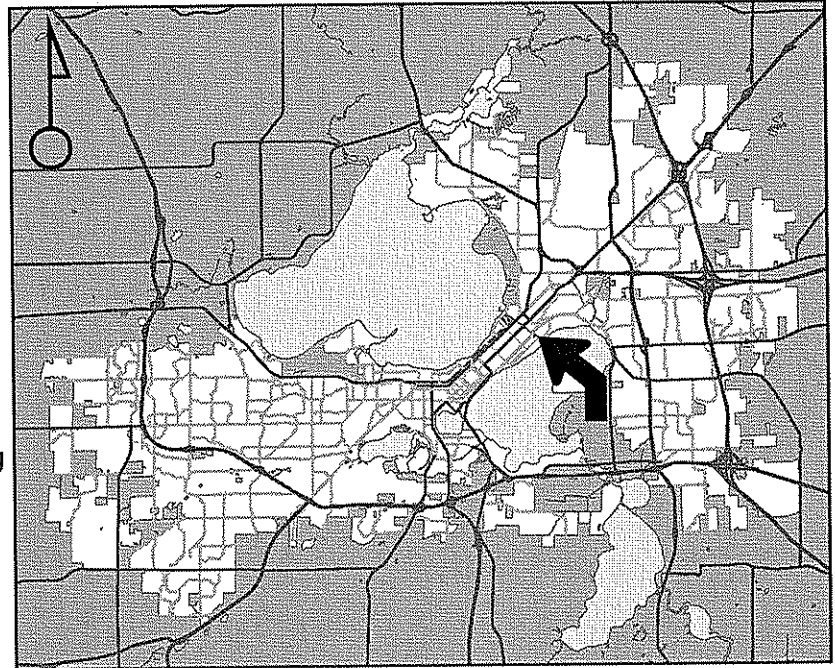
Public Hearing Date

Plan Commission

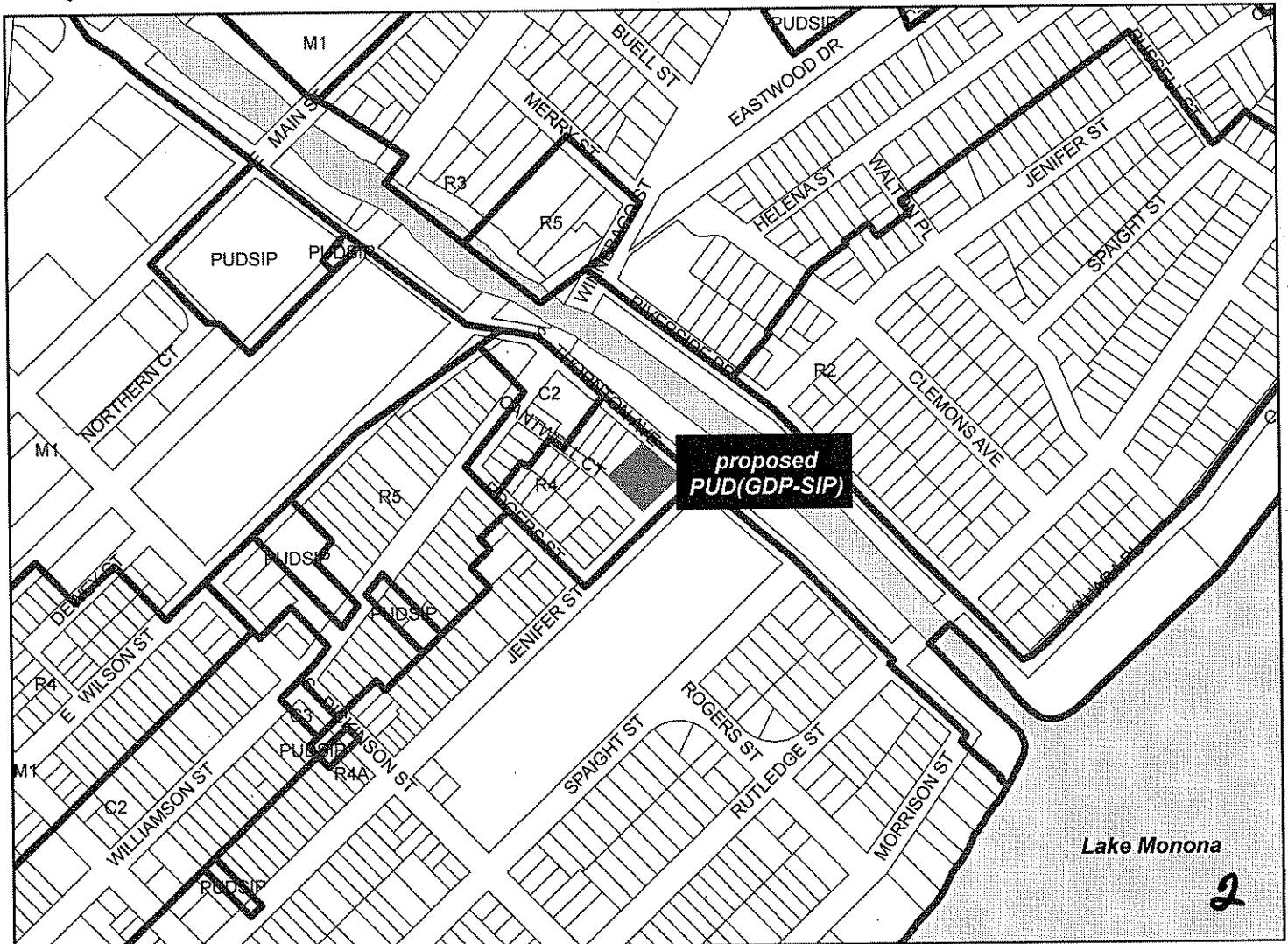
01 June 2009

Common Council

16 June 2009



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



Scale : 1" = 400'



2



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 zoning applications should be filed directly with the Zoning Administrator.

| FOR OFFICE USE ONLY: | |
|-------------------------------|--|
| Amt. Paid | \$1200 Receipt No. 96993 |
| Date Received | 12/17/08 |
| Received By | JLK |
| Parcel No. | 0710 072-16073 |
| Aldermanic District | 6 Rummel |
| GQ | ZBA |
| Zoning District | R4 |
| For Complete Submittal | |
| 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"/> |
| Ngbrhd. Assn Not. | <input type="checkbox"/> Waiver <input type="checkbox"/> |
| Date Sign Issued | 12/19/08 |

1. Project Address: 430 S. Thornton Ave. **Project Area in Acres:** 0.34 acres
Project Title (if any): Yaharaview Condominiums

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

| | | |
|---|---|---|
| <input type="checkbox"/> Zoning Map Amendment (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>R4</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"/> Conditional Use | <input type="checkbox"/> Demolition Permit | <input type="checkbox"/> Other Requests (Specify): _____ |

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Navin Jarugumilli **Company:** Yaharaview Condominiums, ELC
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 Lane **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: Replace existing 2-unit residential building with new, construct new parking structure and combine lot with 3 existing 4-unit residential buildings.

Development Schedule: Commencement April 2009 Completion February 2010 **2**
 CONTINUE →

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. 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 Assoc., Alder Marsha A. 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 April 2008 | Zoning Staff _____ Date _____

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

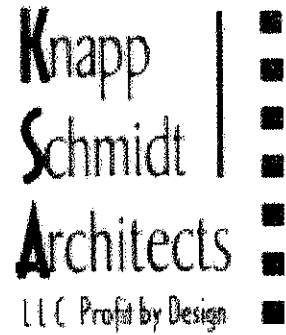
Printed Name Mark Schmidt Date 12/17/08
Signature [Signature] Relation to Property Owner Agent

Authorizing Signature of Property Owner [Signature] Date 12/17/2008

December 17, 2008

S07011

Yaharaview Condominiums LLC
Navin Jarugumilli – Yaharaview
18 Shepherd Terrace
Madison, WI 53705



**Application for
City of Madison PUD Zoning
For Yaharaview Condominiums LLC**

**430 S. Thornton Avenue
434 S. Thornton Avenue
1526 Jenifer Street
433 Cantwell Court**

| | |
|------------|----------------------------------|
| 1 | Index |
| 2 | Letter of Intent |
| 3 | Zoning Text |
| 4 | Legal Descriptions |
| 5 | Project Statistics |
| 6 | Preliminary Design Plans |
| 1.3 | Perspective View |
| 2.1 | Site Plan |
| 6.0 | Lower Level Plans |
| 6.1 | First Floor Plans |
| 6.2 | Second Floor Plans |
| 6.3 | Third Floor Plans |
| 7.1 | Roof Plans |
| 7.2 | Garage Section |
| 8.1 | South Thornton Elevations |
| 8.2 | Jenifer Street Elevations |
| 8.3 | Cantwell Court Elevations |
| 8.4 | Interior Block Elevations |
| 8.5 | Interior Block Elevations |

The City of Madison Zoning Ordinance does not allow parking spaces on one property to serve units on another property. Discussions with city staff have resulted in the concept to have all four properties become one PUD project.

The new residential building will be of similar appearance to the existing. The units will be slightly larger to accommodate three bedrooms in each unit. Because the R4 zoning restrictions will be eliminated with the PUD rezoning, any of the existing two-bedroom units could be converted to three-bedroom units. Since these units will be condominiums, any of the bedroom changes in the existing three buildings could be made by individual new dwelling unit owners.

The new parking structure will accommodate 10 cars, one of which will be handicap accessible. Bicycle parking spaces will be on-site, and within the parking structure. The parking structure will be open, no doors. The driveway slope will be the maximum allowable by the Traffic and Engineering Department in order to limit the height of the first floor new apartment to be similar to the first floor of the other adjacent residential buildings. An exterior deck is to be constructed over the parking structure to provide additional exterior yard area. Current plans indicate a landscaped recreation area that will serve all of the fourteen dwelling units.

In order to construct the two new residential units above the new parking garage, the existing building must be removed. An accompanying application for PUD is being pursued to relocate the existing building to a vacant lot on Jenifer Street.

December 17, 2008

Residential Buildings
430 S. Thornton Avenue
434 S. Thornton Avenue
1526 Jenifer Street
430 Cantwell Court
Madison, WI 53704



Letter of Intent

The three buildings between Cantwell Court and South Thornton Avenue, facing Jenifer Street, have been undergoing renovation. The three buildings are identical and constructed about 1920. The current work includes the expansion of the two dwelling units on the first floor into the basement. The two dwelling units on the second floor are being expanded into the existing attic areas.

The existing three lots are smaller than the minimum lot area required in the R4 zoning district by the current City of Madison Zoning Ordinance. Therefore increasing the number of bedrooms is not allowed. The reconstruction maintains two bedrooms for each unit even though each unit is larger in size. Each unit places one bedroom on each floor, and provides a bathroom for each bedroom.

The existing buildings had shed dormers on one side. A variance was applied for and approved to construct new dormers that match the main roof pitch. These dormers have been constructed. The zoning ordinance allows occupied area within the attic area to 50% of the floor area below, while maintaining the definition of a two-story building.

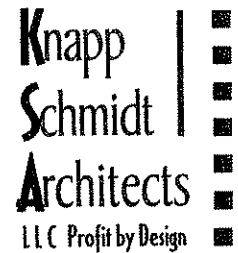
All three of the existing buildings are served with a new sidewalk system that will provided wheel chair access to the first floor of each of the six handicap accessible dwelling units.

There are no city-recognized parking spaces on the three properties. The owner has purchased the adjacent building at 430 S. Thornton Avenue, and proposes to remove the existing two-unit house and garage, and construct a below-grade parking structure and a new two-dwelling-unit building. The new parking structure will serve the four separate residential buildings.

December 17, 2008

Yaharaview Condominiums

430 South Thornton Avenue
434 South Thornton Avenue
1526 Jenifer Street
433 Cantwell Court
Madison, WI 53704



Zoning Text

Legal Descriptions:

PROPERTY ADDRESS: 430 S. Thornton Ave.

Parcel Number: 071007216073

Cantwells replat, being all of Lots 2,4,5 & part of Lots 1,3,6 & 7, Blk 237

Original Plat Lot 23 & that part of Blk 237

Frarwells replat lying betw lot 23, Cantwells replat & SWLY Line of Thornton Ave. & Betw Cont. of NWLY & SELY Line of Lot 23 to SWLY Line of Thornton Ave.

PROPERTY ADDRESS: 434 S. Thornton Ave.

Parcel Number: 071007216304

Cantwells replat, being all of Lots 2,4,5 & part of Lots 1,3,6 & 7, Blk 237

Original Plat Lot 26 & all that part of Blk 237

Frarwells replat lying betw SD lot 26 & SWLY Line of Thornton Ave. & Betw Cont. of NWLY & SELY Line of SD Lot 26 to SWLY Line of Thornton Ave.

PROPERTY ADDRESS: 1526 Jenifer St.

Parcel Number: 071007216297

Cantwells replat, being all of Lots 2,4,5 & part of Lots 1,3,6 & 7, Blk 237

Original Plat

PROPERTY ADDRESS: 433 Cantwell Ct.

Parcel Number: 071007216289

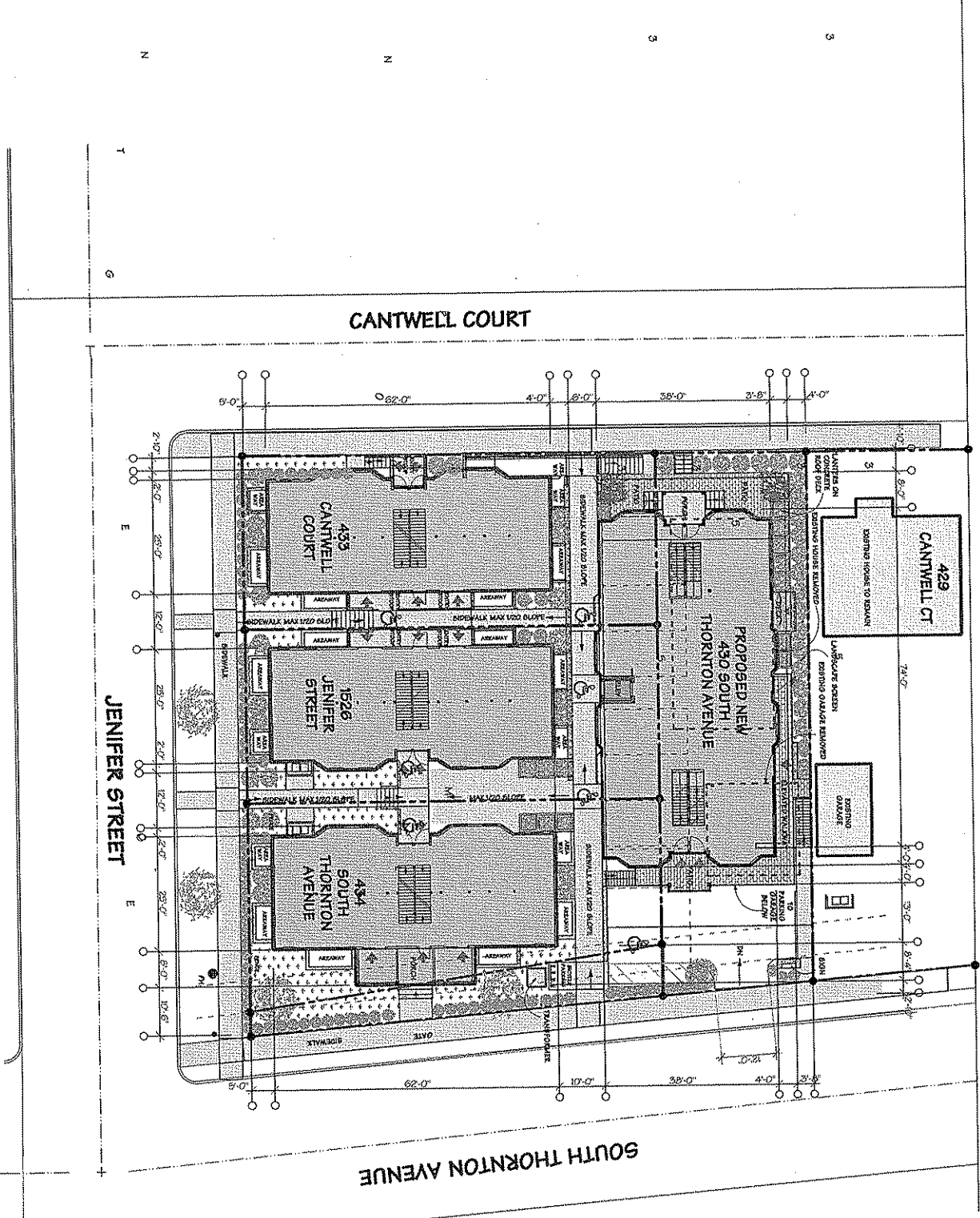
Cantwells replat, being all of Lots 2,4,5 & part of Lots 1,3,6 & 7, Blk 237

Original Plat, now known as Yahara Park Condominiums, a condominium as declared

And recorded in Dane County Register of Deeds as Document 4192228, Notation Parcel Only, assessed with all units within SD CDM, see 0710-072-41.:

- A. Statement of Purpose: This zoning district is established to allow for the construction of four residential buildings and shared parking structure.

- B. Permitted Uses:
 - 1. Those that are stated as permitted uses in the R4 District.
 - 2. Uses accessory to permitted uses as permitted in the R4 District.
- C. Lot Area 14,911 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 R6 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 R4 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.



SITE PLAN NOTES:

SITE AREA: 14,911 sq ft
 1526 JENIFER ST

- 4 3,419 sq ft
- 4 4,228 sq ft
- 4 3,398 sq ft
- 4 3,860 sq ft

BUILDING AREA CALCULATIONS:

- 1 1,589 sq ft
- 4 1,799 sq ft
- 4 1,591 sq ft
- 4 2,904 sq ft

SCOVERS/ROW/KNIEW BELOW GRADE PARKING LOT WITH ACCESS FROM SOUTH THORNTON AVENUE.

| FLOOR | AREA | TYPE |
|-------|-------|------|
| 4 | 3,419 | RES |
| 4 | 4,228 | RES |
| 4 | 3,398 | RES |
| 4 | 3,860 | RES |
| 1 | 1,589 | RES |
| 4 | 1,799 | RES |
| 4 | 1,591 | RES |
| 4 | 2,904 | RES |

Mark J. Schmidt
 Architect

YAHARA VIEW CONDOMINIUMS

YAHARA VIEW CONDOMINIUMS
 CORNERS OF CANTWELL CT, JENIFER ST & S. THORNTON AVE.
 MADISON, WISCONSIN

SITE PLAN
 21

PAUL SKIDMORE,
LANDSCAPE
ARCHITECT LLC.

(609) 826-0032
PAUL.SKIDMORE@TDS.NET

YAHARAVIEW
CONDOS

JENIFER STREET
MAISON, WI

DATE OF ISSUE: 02/25/09

**PRELIMINARY
NOT FOR
CONSTRUCTION**

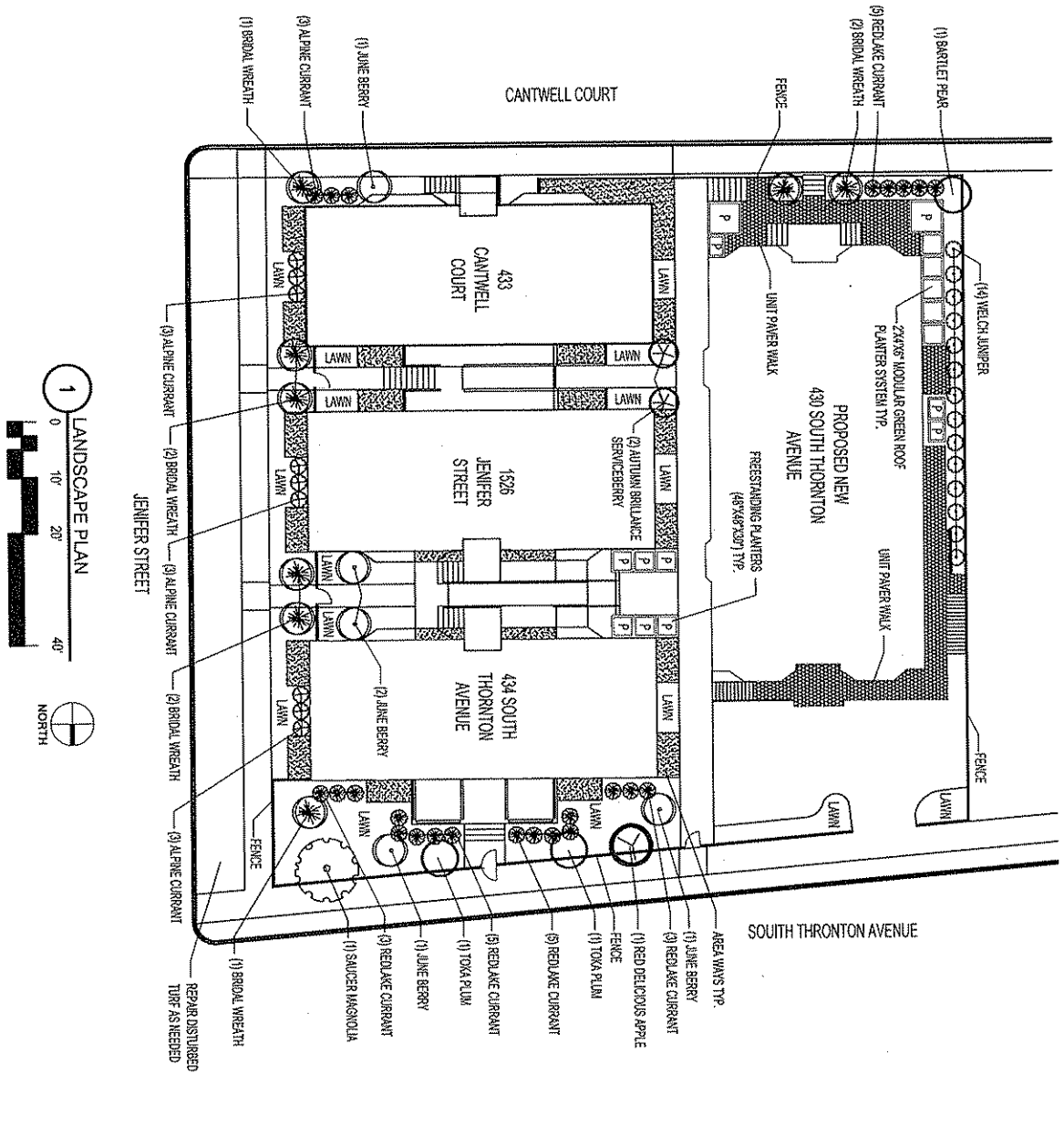
PROJECT NO: 60022
LANDSCAPE PLAN

L1.0

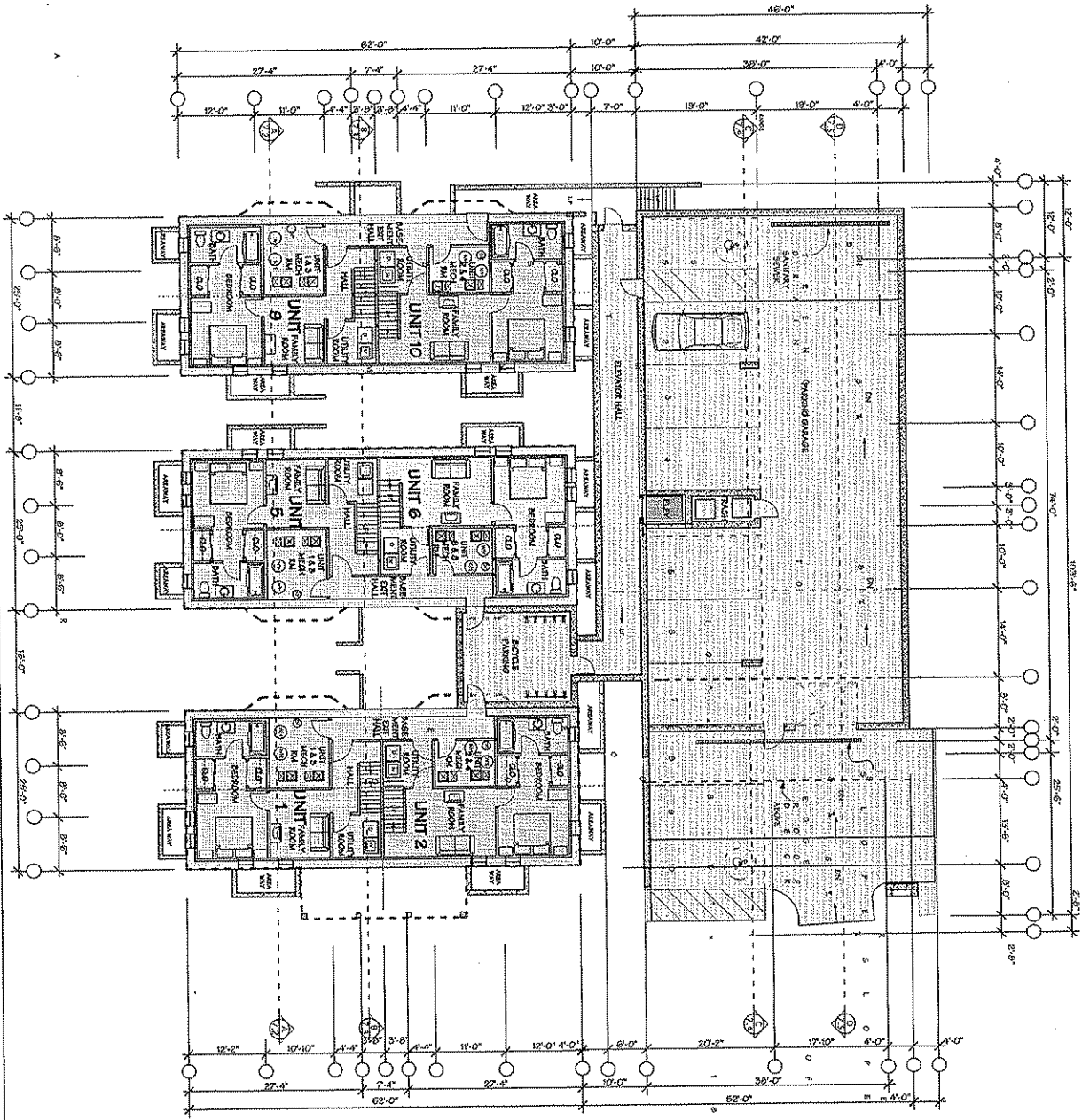
PLANT LIST

| QUANTITY | SIZE | TYPE | ROOT |
|----------|--------|------------------------------------|------|
| 1 | 1 1/2" | BARTLET PEAR | POT |
| 1 | 2 1/2" | SUCERA MANGOLIA | BB |
| 2 | 1 1/2" | TOKA PLUM | POT |
| 1 | 2" | RED DELICIOUS APPLE | BB |
| 2 | 4" | AUTUMN BRILLIANCE SERVICE BERRY | BB |
| 5 | 4" | JUNE BERRY (SHADLOW SERVICE BERRY) | BB |
| 14 | 6" | BIRDAL WREATH SPINER | POT |
| 8 | 3" | ALPINE CURRANT | POT |
| 12 | 18" | REDUCE CURRANT | POT |
| 21 | 15" | REDUCE CURRANT | POT |

- NOTES:
1. LAWN AREAS TO RECEIVE MINIMUM OF 4" OF TOPSOIL, STARTER FERTILIZER, AND #1 LOCKALIT (BROWN SOD). PLANTING BEDS TO BE EDGED WITH BLACK VINYL EDGE
 2. MALEY VIEW OR EQUAL.
 3. PLANTING BEDS TO BE EDGED WITH SHREDDED HARDWOOD BARK MULCH. INDIVIDUAL TREES IN LAWN TO RECEIVE 4" DIAMETER RING OF 3" OF SHREDDED BARK MULCH.
 4. AREA WALKS TO RECEIVE MINIMUM OF 12" OF PLANTING SOIL (SEE #4) WITH 3" OF ORGANIC COMPOST MULCH.
 5. FENCES BY OTHERS.
 6. FREESTANDING PLANTERS TO BE 40"x48"x34" FIBERGLASS OR VINYL PLANTERS FILLED WITH PLANTING SOIL (10 TOPSOIL, 10 SAND, 10 COMPOST) OVER 4" LAYER OF CLEAR STONE (SEPARATED BY FILTER FABRIC). PLANTS TO BE FURNISHED AND INSTALLED BY OWNER.
 7. MODULAR GREEN ROOF PLANTER SYSTEM TO BE ZYXUS FIBERGLASS OR VINYL PLANTER FILLED WITH PLANTING SOIL, PERENNIALS, AND DRAINAGE MEDIUM. MODULAR ROOF PLANTER SYSTEM TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.



1 LANDSCAPE PLAN



BASEMENT FLOOR PLAN NOTES:

SCOPE OF WORK

- N
- E
- I
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- 29
- 30
- 31
- 32
- 33
- 34
- 35
- 36
- 37
- 38
- 39
- 40
- 41
- 42
- 43
- 44
- 45
- 46
- 47
- 48
- 49
- 50
- 51
- 52
- 53
- 54
- 55
- 56
- 57
- 58
- 59
- 60
- 61
- 62
- 63
- 64
- 65
- 66
- 67
- 68
- 69
- 70
- 71
- 72
- 73
- 74
- 75
- 76
- 77
- 78
- 79
- 80
- 81
- 82
- 83
- 84
- 85
- 86
- 87
- 88
- 89
- 90
- 91
- 92
- 93
- 94
- 95
- 96
- 97
- 98
- 99
- 100

BUILDING AREA CALCULATIONS:

| | |
|---|------------|
| R | 613 sq ft |
| R | 613 sq ft |
| R | 613 sq ft |
| C | 325 sq ft |
| T | 1550 sq ft |
| R | 613 sq ft |
| R | 611 sq ft |
| R | 613 sq ft |
| C | 325 sq ft |
| T | 1550 sq ft |
| R | 611 sq ft |
| R | 613 sq ft |
| T | 1550 sq ft |

100' = 1" = 12"

TRUE NORTH

PROJECT NORTH

BASEMENT FLOOR PLAN

6.0

| DATE | ISSUED |
|----------|--------|
| 03/25/09 | P R |
| | KOT001 |

RENOVATIONS & NEW

YAHARAVIEW CONDOMINIUMS

CORNER OF JENIFER ST & S THORNTON AVE
MADISON, WISCONSIN

YAHARAVIEW LLC
18 SHEPARD TERRACE
MADISON, WI 53705

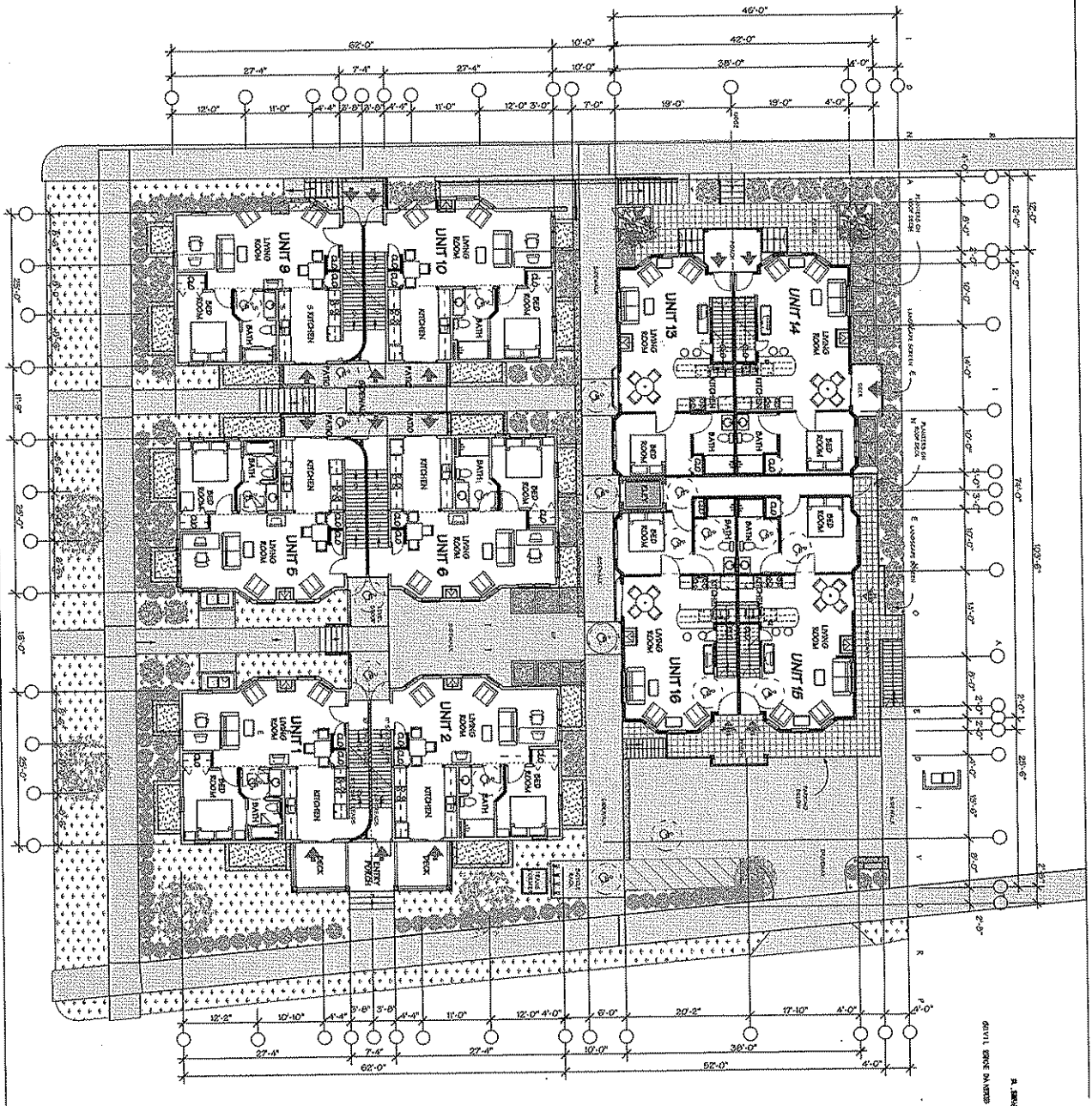
M T L
C O P S O
M O P R E
M X E P O

1000 Hwy 142
Watson, WI 53187

800-236-0310
Phone
920-787-1418
Fax

Mark J. Schmidt
Architect
IA RCALA

mark@schmidtink.com



FIRST FLOOR PLAN NOTES:
SCOPE OF WORK:
 1. REPAIR EXISTING UNITS BY CONSTRUCTING NEW
 ROOMS.

1/8" = 1'-0"
 TRUE PROJECT NORTH
 CONSULT & REFER TO THE PLANNING DEPARTMENT

| UNIT | RESIDENTIAL | SQ. FT. |
|---------|-------------|-------------|
| UNIT 2 | RESIDENTIAL | 761 sq ft |
| UNIT 3 | RESIDENTIAL | 1768 sq ft |
| UNIT 4 | RESIDENTIAL | 35 sq ft |
| UNIT 5 | RESIDENTIAL | 33 sq ft |
| UNIT 6 | RESIDENTIAL | 1591 sq ft |
| UNIT 7 | RESIDENTIAL | 761 sq ft |
| UNIT 8 | RESIDENTIAL | 759 sq ft |
| UNIT 9 | RESIDENTIAL | 33 sq ft |
| UNIT 10 | RESIDENTIAL | 33 sq ft |
| UNIT 11 | RESIDENTIAL | 1591 sq ft |
| UNIT 12 | RESIDENTIAL | 761 sq ft |
| UNIT 13 | RESIDENTIAL | 759 sq ft |
| UNIT 14 | RESIDENTIAL | 33 sq ft |
| UNIT 15 | RESIDENTIAL | 33 sq ft |
| UNIT 16 | RESIDENTIAL | 1591 sq ft |
| TOTAL | | 2,877 sq ft |

FIRST FLOOR PLAN
 6.1

| DATE | ISSUED |
|----------|--------|
| 03/25/09 | P |
| | K |
| | |
| | |

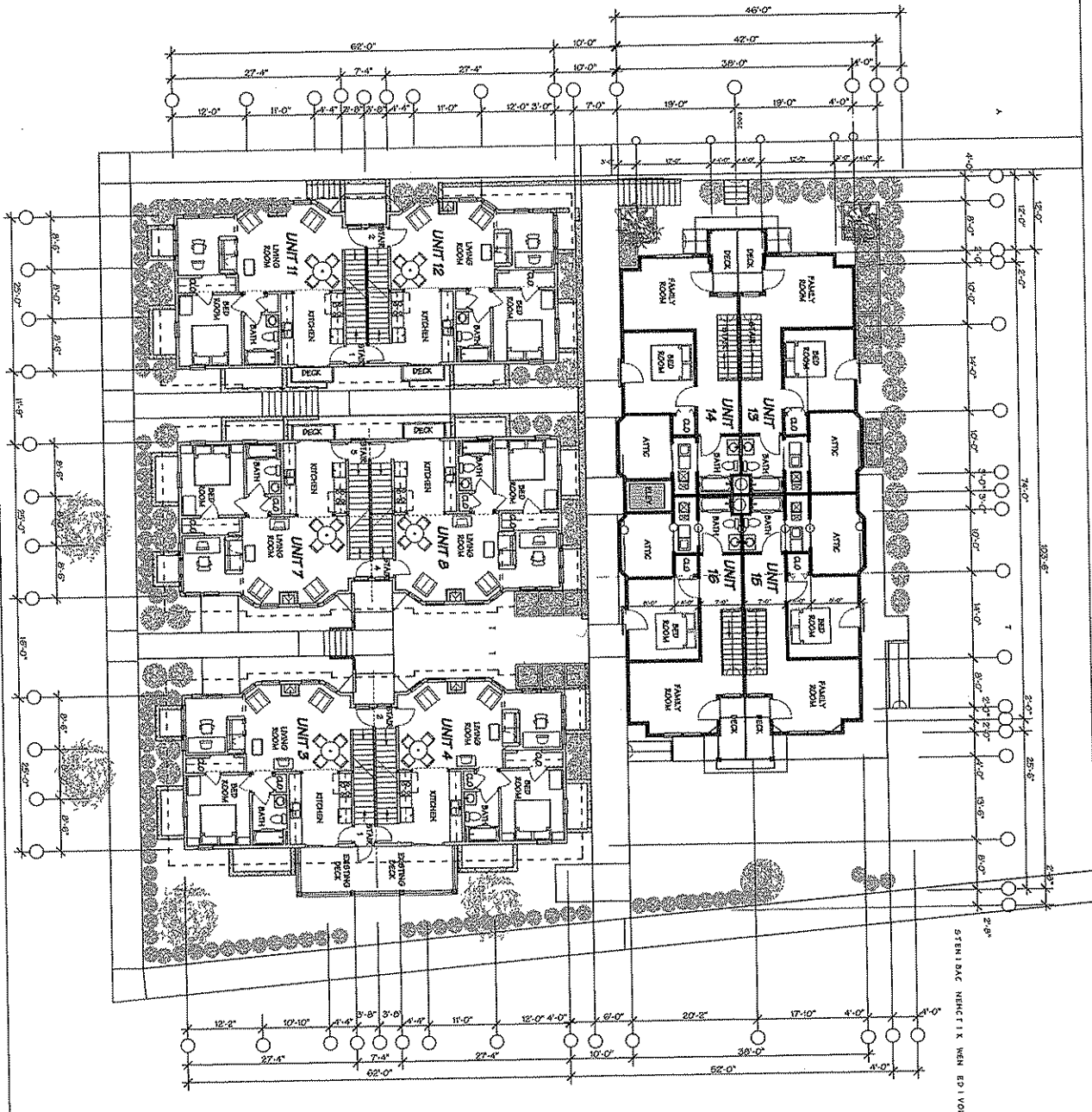
RENOVATIONS & NEW
YOHARAVIEW CONDOMINIUMS
 CORNER OF JENIFER ST & S THORNTON AVE
 MADISON, WISCONSIN

YOHARAVIEW LLC
 18 SHEPARD TERRACE
 MADISON, WI 53705

UNIT

Mark J. Schmidt
 Architect
 AN ICCRB

PO Box 742
 Madison, WI 53702
 608-235-0940
 608-235-0940
 920-787-1416
 fax
 kmsh@earthlink.net



STENI DAC NECT I X WEN EDI VORP

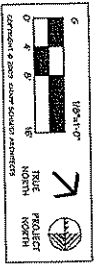
SECOND FLOOR PLAN NOTES

SCORE OF WORK:

| | |
|---|---|
| 1 | 1 |
| 2 | |
| 3 | |
| 4 | |

BUILDING AREA:

| | |
|----|-------------|
| Z | 748 sq ft |
| K | 1,761 sq ft |
| BN | 47 sq ft |
| S | 34 sq ft |
| T | 1,591 sq ft |
| K | 748 sq ft |
| R | 759 sq ft |
| N | 36 sq ft |
| BN | 47 sq ft |
| T | 1,591 sq ft |
| E | 1,761 sq ft |
| E | 1,749 sq ft |
| BN | 34 sq ft |
| S | 47 sq ft |
| T | 1,591 sq ft |
| F | 575 sq ft |
| F | 576 sq ft |
| F | 572 sq ft |
| F | 576 sq ft |
| T | 2,302 sq ft |



SECOND FLOOR PLAN
6.2

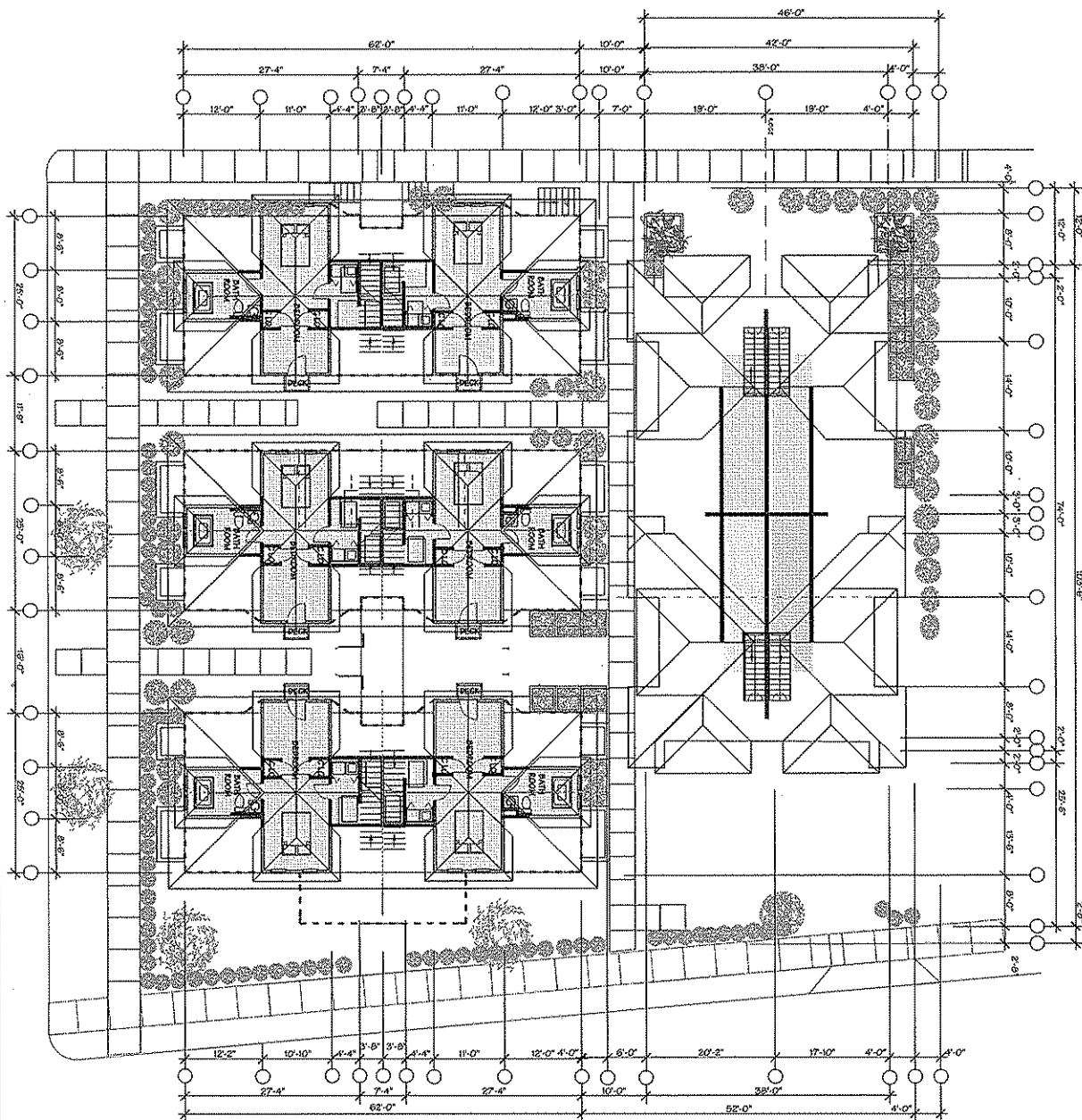
| DATE | ISSUED |
|----------|--------|
| 02/22/09 | F |
| | KOTZHI |

RENOVATIONS & NEW
YAHARVIEW CONDOMINIUMS
 CORNER OF JENIFER ST & S THORNTON AVE
 MADISON, WISCONSIN

YAHARVIEW LLC
 18 SHEPARD TERRACE
 MADISON, WI 53705

| | | | |
|--|--|--|--|
| | | | |
| | | | |
| | | | |

Plark J. Schmidt Architect
 1000 1st St
 Madison, WI 53702
 800-236-0140
 608-262-1418
 Fax: 608-262-1419
 plark@schmidtarch.com



1/8" = 1'-0"

0 5 10 15

DATE: 05/25/09

PROJECT: RENOVATIONS & NEW CONDO UNIT REPAIRS

LOTION: 50701

THIRD FLOOR PLAN NOTES:
SCOPE OF WORK:

1. REMOVE EXISTING LOW SLOPE DOWNING AND PAINT DOWNING ON EXISTING CONDO UNITS AND TO BE REPAIRED TO MEET MINIMUM REQUIREMENTS TO BE IN ACCORDANCE WITH THE CITY OF MADISON. ALSO DOWNING WITHIN THE COMMON AREA TO BE REPAIRED. SEE SHEET 11 FOR CALCULATIONS.

BUILDING AREA:

| |
|-----------|
| 481 sq ft |
| 481 sq ft |
| 776 sq ft |
| 480 sq ft |
| 481 sq ft |
| 776 sq ft |
| 480 sq ft |
| 480 sq ft |
| 776 sq ft |
| 152 sq ft |
| 152 sq ft |
| 152 sq ft |
| 152 sq ft |
| 152 sq ft |

TOTAL FLOOR AREA:

| |
|-----------|
| 152 sq ft |
| 152 sq ft |
| 152 sq ft |
| 152 sq ft |
| 152 sq ft |
| 152 sq ft |

THIRD FLOOR PLAN

6.5

| DATE: | ISSUED: |
|----------|---------|
| 05/25/09 | F |
| LOTION: | 50701 |

RENOVATIONS & NEW
YAHARAVIEW CONDOMINIUMS
 CORNER OF JENIFER ST & S THORNTON AVE
 MADISON, WISCONSIN

YAHARAVIEW LLC
 18 SHEPARD TERRACE
 MADISON, WI 53705

Blank box

Mark J. Schmidt Architect
 400 East 742
 Madison, WI 53702
 800-236-0140
 920-787-1418
 kschmidt@earthlink.net

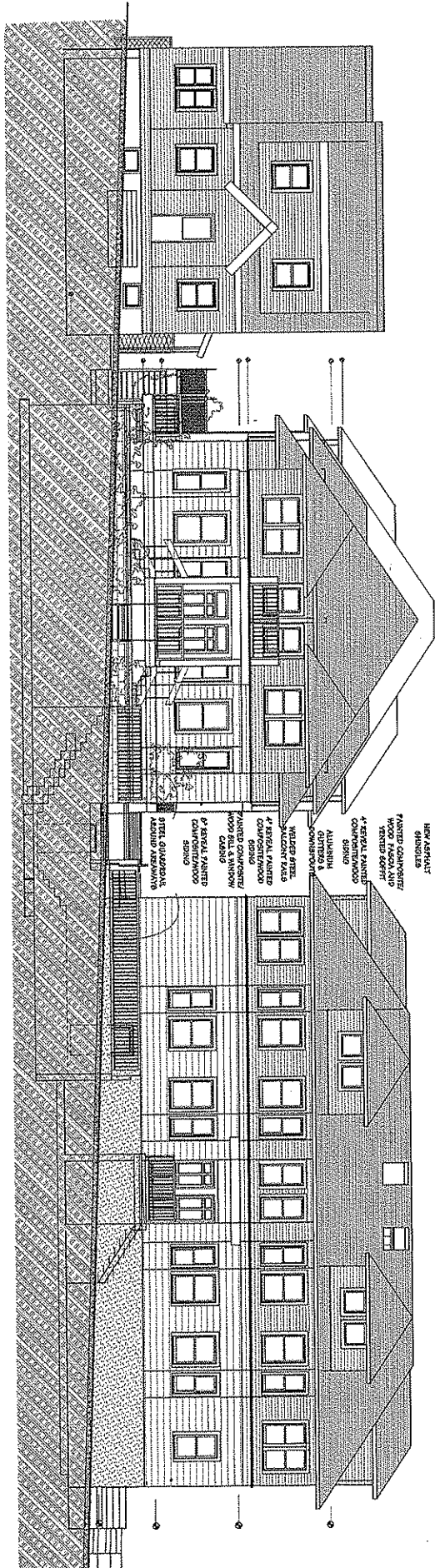
429 CANTWELL COURT

430 S. THORNTON AVENUE

433 CANTWELL COURT

CANTWELL COURT ELEVATION

Plot Date: 02/15/2009 - 507/01



NON ASPHALT SHINGLES
 PAINTED CONCRETE
 VINYL SIDING
 4\"/>

CANTWELL CT
 EXTENSION
 ELEVATIONS
 8.3

| | |
|----------------------------|---------|
| DATE: | ISSUED: |
| 3/25/09 PRELIMINARY DESIGN | |
| DATE: | ISSUED: |
| | |

YAHARAVIEW CONDOMINIUMS
 1526 JENIE STREET, 2ND FLOOR THORNTON AVE
 27408 WILSON, WISCONSIN 53091

YAHARAVIEW CONDOMINIUMS LLC

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

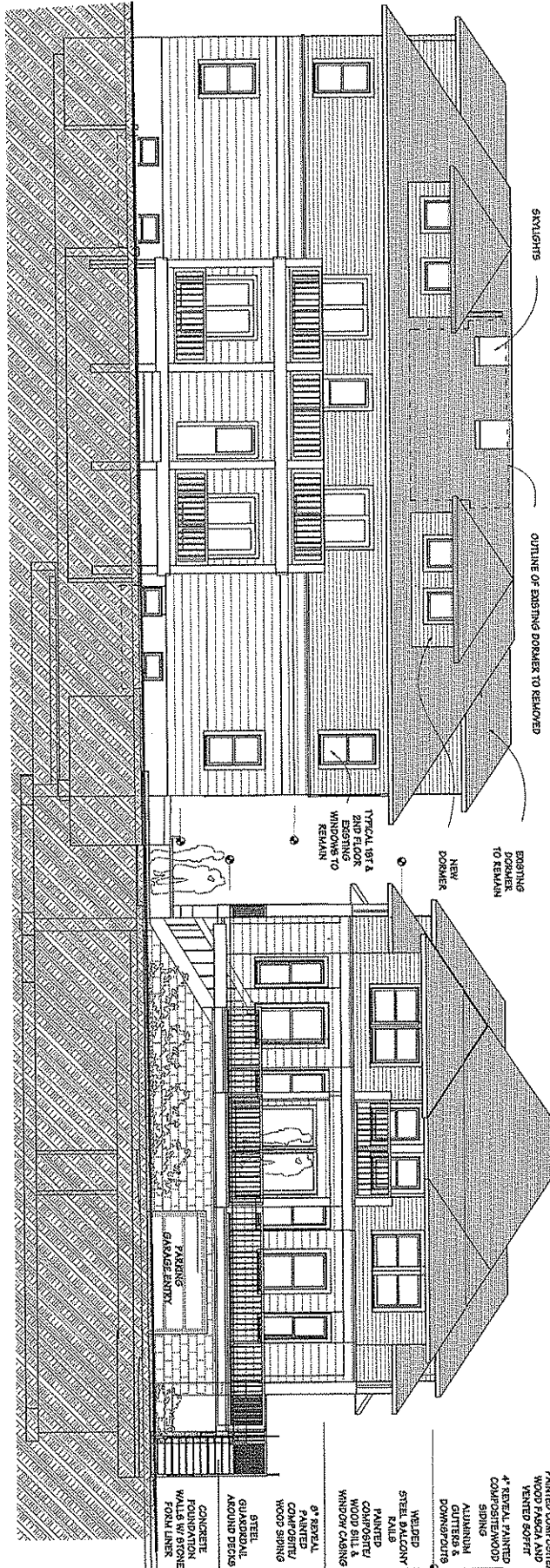
Mark J. Schmidt
 Architect

434 S THORNTON AVE

430 S THORNTON AVE

SOUTH THORNTON STREET

A
8.1



- NEW ASPHALT DRIVEWAYS
- PAINTED COMPOSITE SIDING
- PAINTED ALUMINUM VENTED ROOF
- 4" KERITEX PAINTED COMPOSITE WOOD SHAKES
- ALUMINUM GUTTERS & DOWNSPOUTS
- WELDED STEEL BALCONY RAILS
- PAINTED COMPOSITE WOOD SILL & WINDOW CASING
- 6" KERITEX PAINTED COMPOSITE/ WOOD SIDING
- STEEL GUARDRAIL ALUMINUM FINISH
- CONCRETE FOUNDATION WALLS w/ STONE FORM LINER

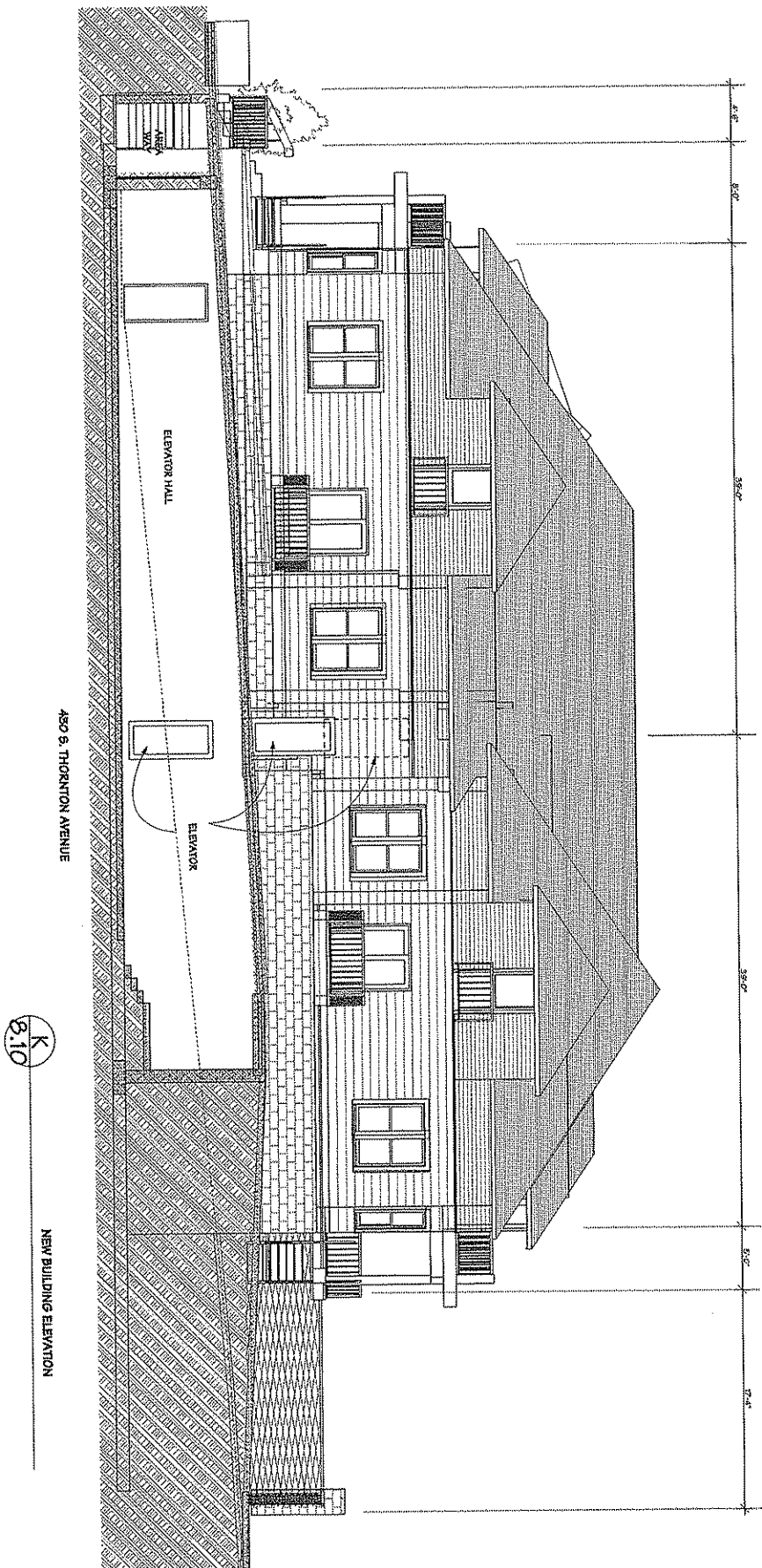
ALTERATIONS TO
YAHARAVIEW CONDOMINIUMS
 1526 JENIFER ST & 434 SOUTH THORNTON AVE
 MADISON, WISCONSIN

YAHARAVIEW CONDOMINIUMS LLC

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

8 THORNTON ST
 EXTERIOR
 ELEVATIONS
 8.1

| DATE: | ISSUED: |
|---------|--------------------|
| 3/25/09 | PRELIMINARY DESIGN |
| | |
| | |
| | |
| | |



EXTERIOR ELEVATIONS
8.10

| | |
|----------------------------|---------|
| DATE: | ISSUED: |
| 3/25/09 PRELIMINARY DESIGN | |
| KOTHI | |

OPERATIONS TO
YAHARAVIEW CONDOMINIUMS
 1526 JENNIFER ST. 434 SOUTH THORNTON AVE
 MADISON, WISCONSIN

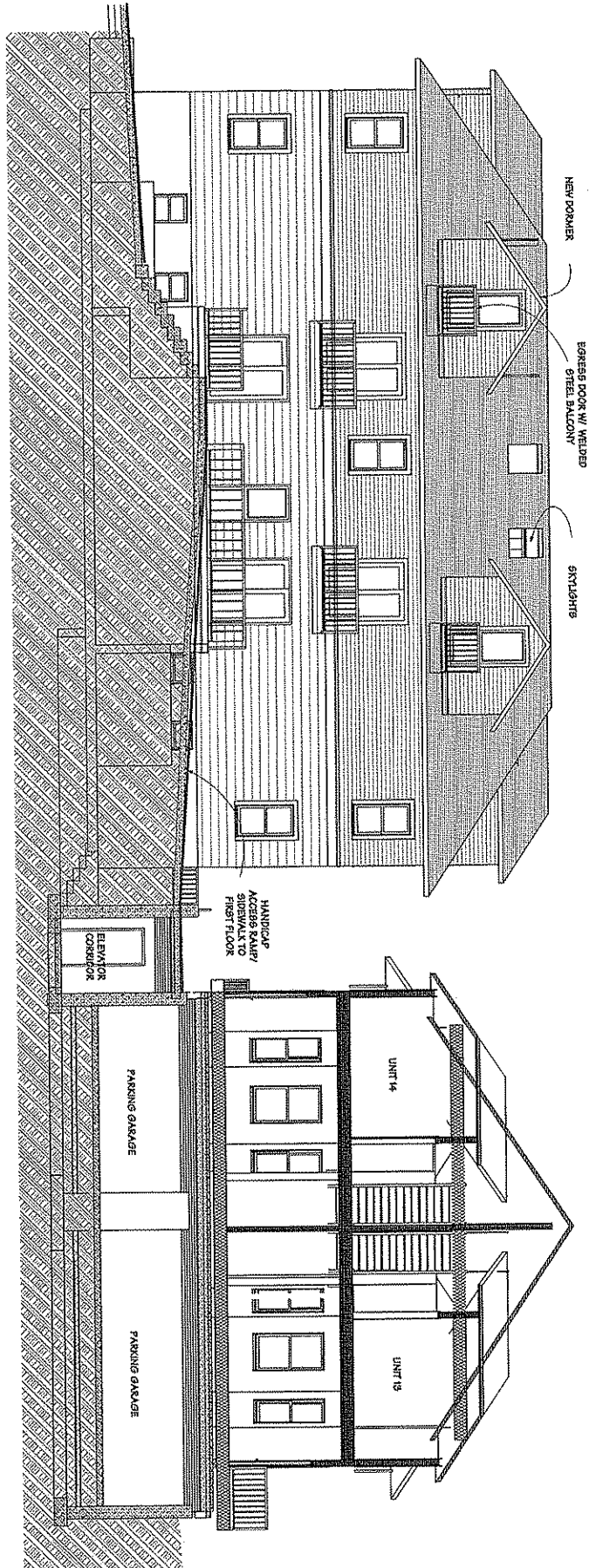
YAHARAVIEW CONDOMINIUMS LLC

PO Box 762
 Watons, WI 54982
 800 - 235 - 0140
 Phone
 920 - 787 - 1418
 Fax
 ksarch@earthlink.net
 e-mail

430 CANTWELL COURT

430 S THORNTON AVE

SIDE VIEW



INTERIOR
BLOCK
ELEVATIONS
B.B.

| | |
|----------------------------|---------|
| DATE: | ISSUED: |
| 3/25/09 PRELIMINARY DESIGN | |
| BY: | DATE: |
| KOV/11 | |

ALTERATIONS TO
YAHARAVIEW CONDOMINIUMS
1526 JENIFER ST & 434 SOUTH THORNTON AVE
MADISON, WISCONSIN

YAHARAVIEW CONDOMINIUMS LLC

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

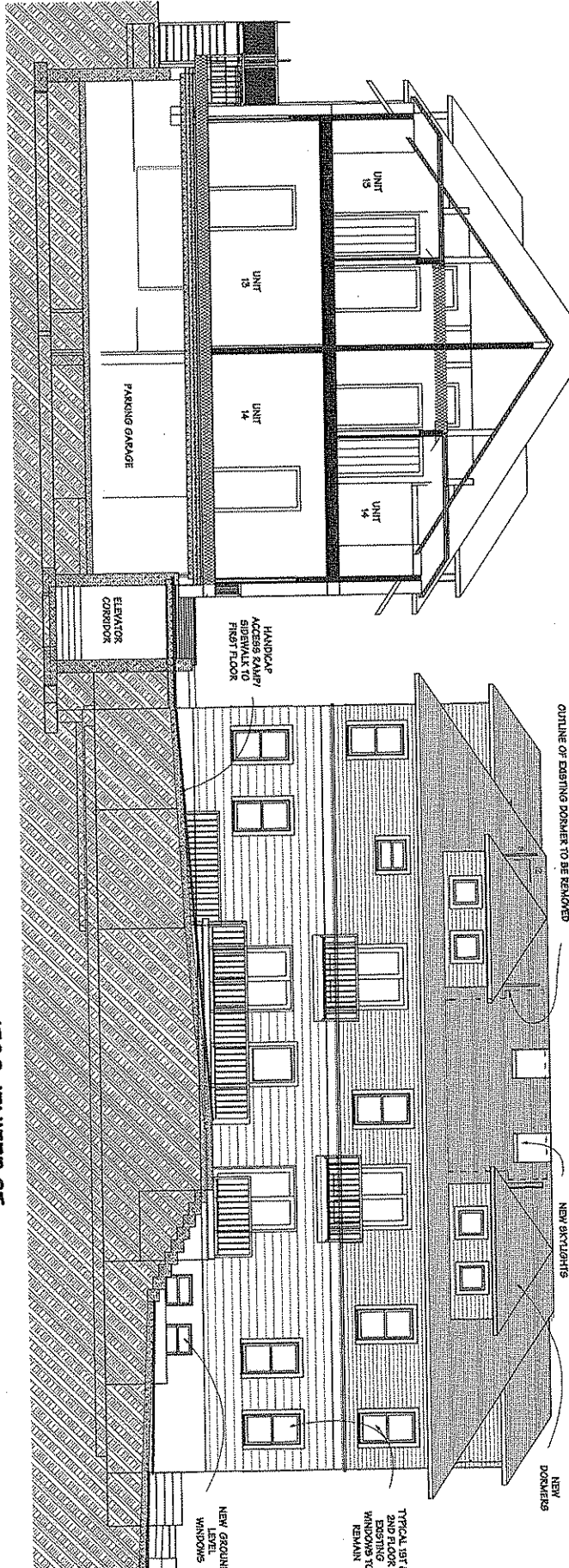
Mark J. Schmidt
Architect
IA

430 S THORNTON AVE

1526 JENIFER ST

8.7

SIDE VIEW



INTERIOR
BLOCK
ELEVATIONS
8.7

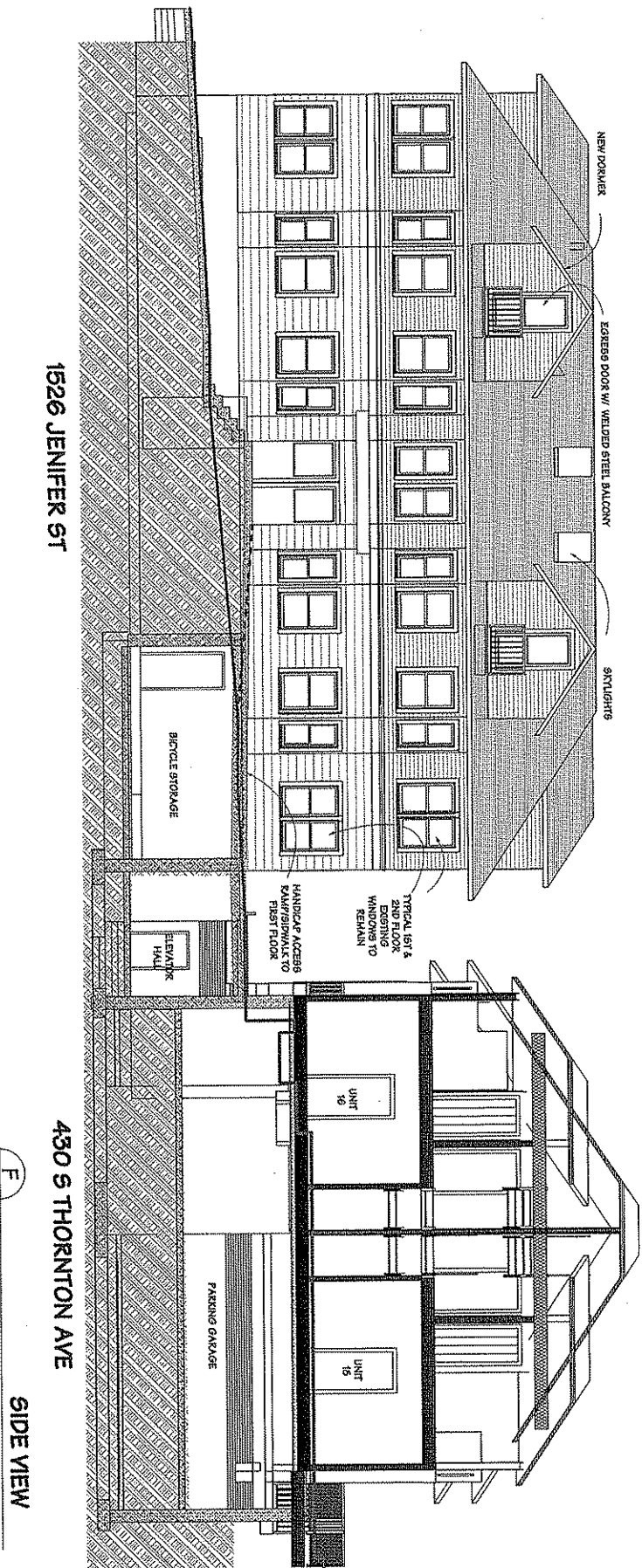
| | |
|----------------------------|---------|
| DATE: | ISSUED: |
| 3/25/09 PRELIMINARY DESIGN | |
| SCALE: | |
| BY: | |
| DATE: | |
| BY: | |

ALTERATIONS BY
YAHARAVIEW CONDOMINIUMS
1526 JENIFER ST & 434 SOUTH THORNTON AVE
MADISON, WISCONSIN

YAHARAVIEW CONDOMINIUMS LLC

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

Mark J. Schmidt
Architect



SIDE VIEW

INTERIOR
BLOCK
ELEVATIONS
8.6

| | |
|----------------------------|---------|
| DATE: | ISSUED: |
| 3/25/09 PRELIMINARY DESIGN | |
| SCALE: | |
| KOYH | |

ALTERATIONS TO
YAHARAVIEW CONDOMINIUMS
1526 JENIFER ST & 434 SOUTH THORNTON AVE
MADISON, WISCONSIN

YAHARAVIEW CONDOMINIUMS LLC

PO Box 762
Wausau, WI 54982
800 - 236 - 0140
Phone
920 - 767 - 1418
Fax
ksarch@earthlink.net
e-mail

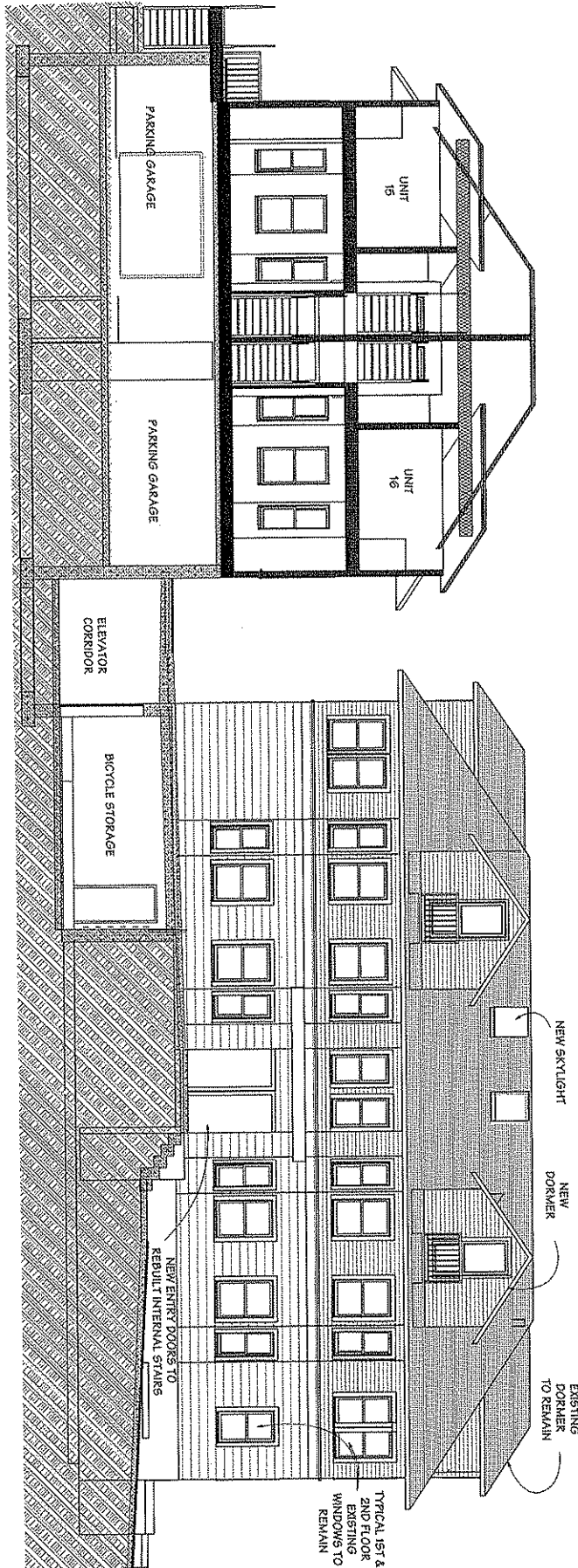
Mark J. Schmidt
Architect

430 S THORNTON AVE

434 S THORNTON AVE

8.5

SIDE VIEW



INTERIOR
BLOCK
ELEVATIONS
8.5

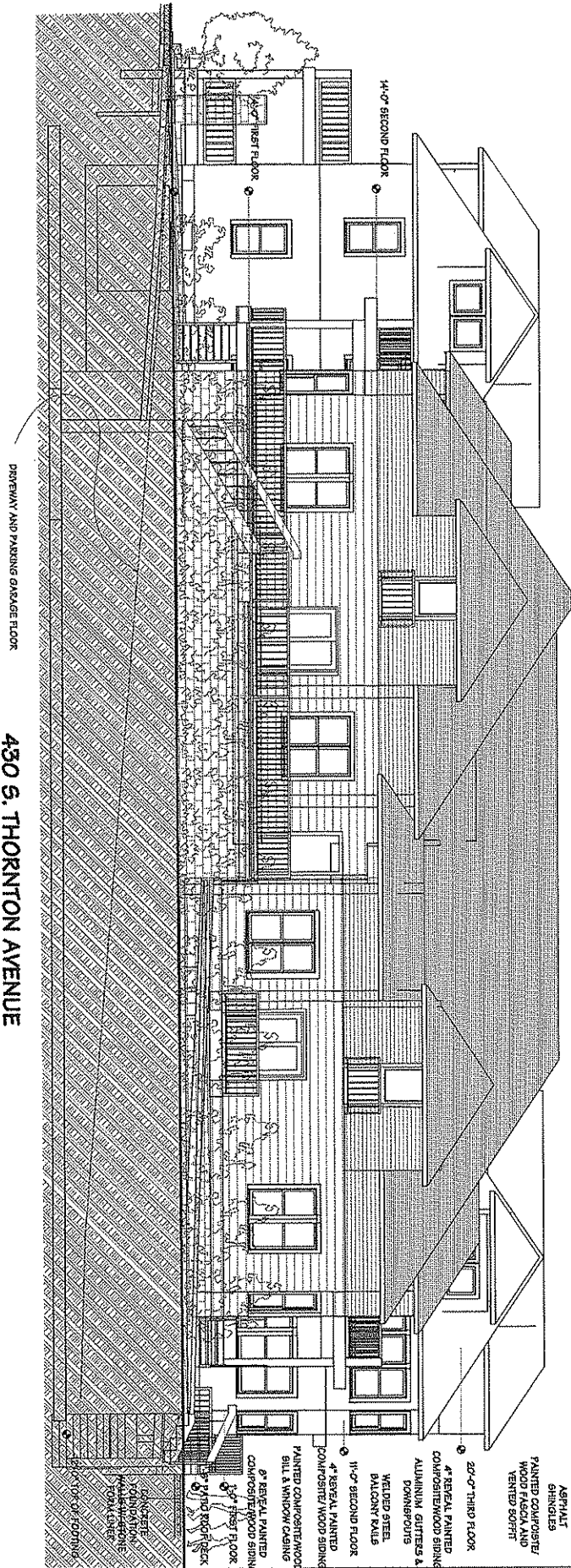
| DATE | ISSUED |
|---------|--------------------|
| 3/22/09 | PRELIMINARY DESIGN |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

ALTERATIONS
YAHARAVIEW CONDOMINIUMS
1526 JENIFER ST & 434 SOUTH THORNTON AVE
MADISON, WISCONSIN

YAHARAVIEW CONDOMINIUMS LLC

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

Mark J. Schmidt
Architect
AIA



430 S. THORNTON AVENUE

D
8.4

INTERIOR BLOCK ELEVATION

ALTERATIONS TO

YAHARAVIEW CONDOMINIUMS

1526 JENIFER ST & 434 SOUTH THORNTON AVE
MADISON, WISCONSIN

YAHARAVIEW CONDOMINIUMS LLC

30'-4" ROOF

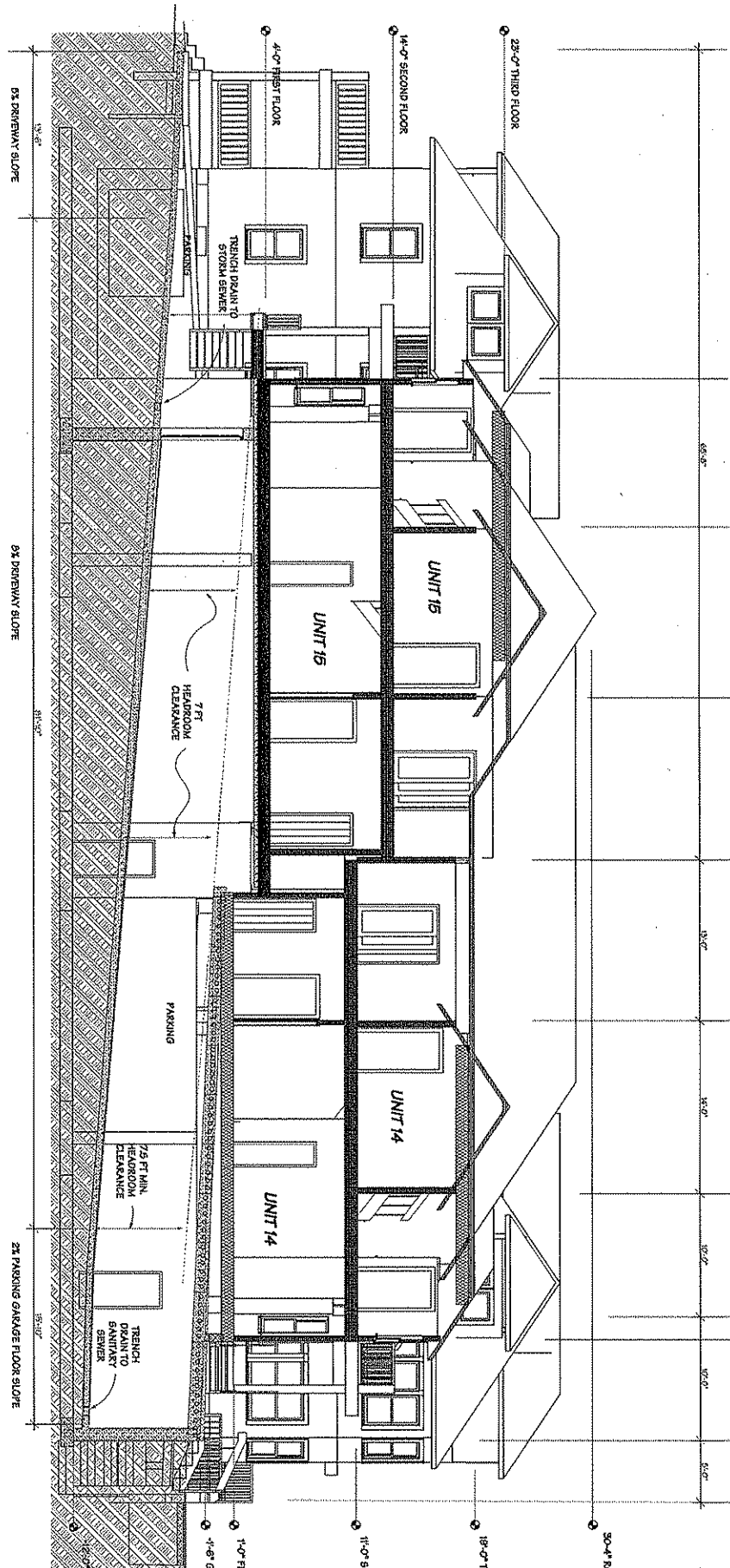
- ASPHALT
- GIRDES
- PAINTED COMPOSITE
- WOOD FLOOR AND
- VENTED ROOF
- 30'-4" THIRD FLOOR
- 4" REVEAL PAINTED
- COMPOSITEWOOD SILING
- ALUMINUM GIRTRES &
- DOWNEPOUS
- WELDED STEEL
- BALCONY RAILS
- 11'-0" SECOND FLOOR
- 4" REVEAL PAINTED
- COMPOSITEWOOD SILING
- PAINTED COMPOSITEWOOD
- SILL & WINDOW CASING
- 8" REVEAL PAINTED
- COMPOSITEWOOD SILING
- 1st FLOOR
- 1st FLOOR ROOF DECK
- CONCRETE
- CONCRETE
- MASS CONCRETE
- TOTAL SLAB
- ALTERATIONS TO

| | |
|----------------------------|----------------------------|
| DATE | ISSUED |
| | 3/25/09 PRELIMINARY DESIGN |
| | KOHN |
| DATE | ISSUED |
| 3/25/09 PRELIMINARY DESIGN | KOHN |

INTERIOR BLOCK
EXTERIOR
ELEVATIONS
8.4

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

Mark J. Schmidt
Architect



D
7/5

PARKING GARAGE SECTION

PARKING GARAGE SECTION
7/5

| | |
|----------------------------|---------|
| DATE: | ISSUED: |
| 3/25/09 PRELIMINARY DESIGN | |
| BY: | DATE: |
| KOTHI | |

ALTERATIONS TO
YAHARAVIEW CONDOMINIUMS
 1836 JENIFER ST & 434 SOUTH THORNTON AVE
 MADISON, WISCONSIN

YAHARAVIEW CONDOMINIUMS LLC

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

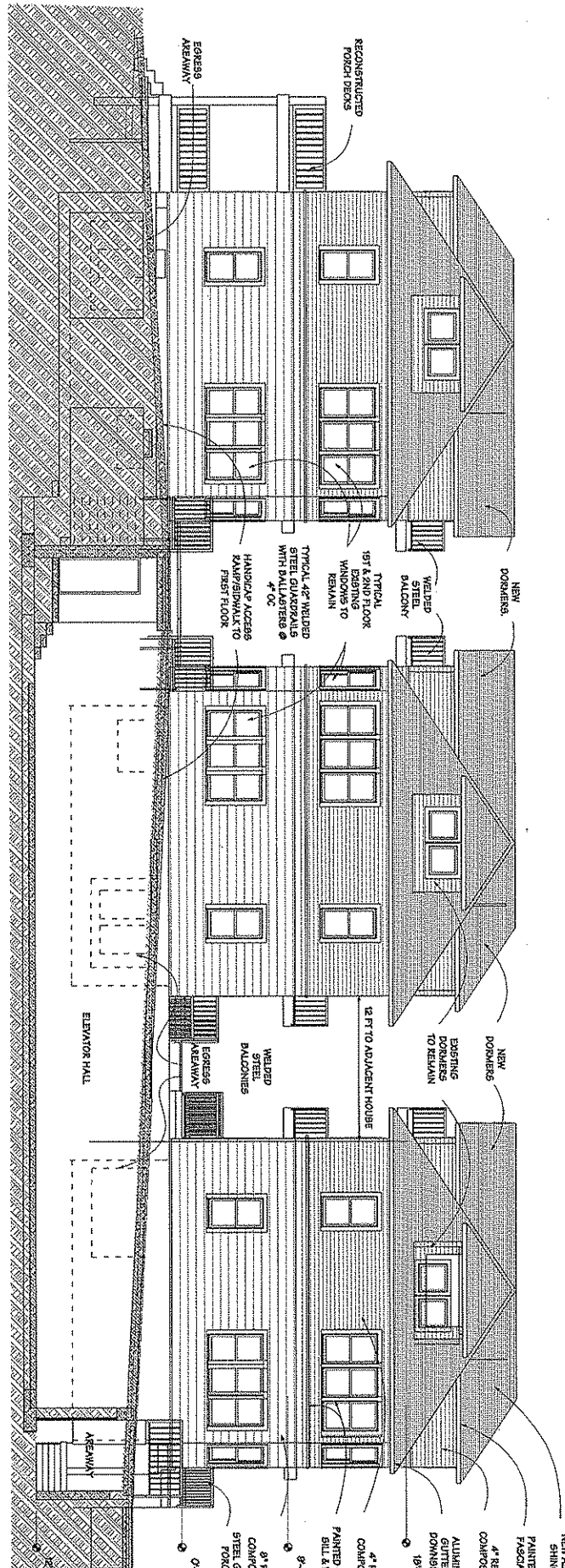
434 S THORNTON AVE

1526 JENIFER ST

1526 JENIFER ST

8.9

REAR VIEW



ALTERATIONS TO
YAHARA VIEW CONDOMINIUM
 1526 JENIFER ST & 434 SOUTH THORNTON AVE
 MADISON, WISCONSIN

8\"/>

EXTERIOR ELEVATIONS
 8.9

| | |
|----------------------------|---------|
| DATE: | ISSUED: |
| 3/25/09 PRELIMINARY DESIGN | |
| NOV 07/11 | |

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

Mark J. Schmidt
 Architect

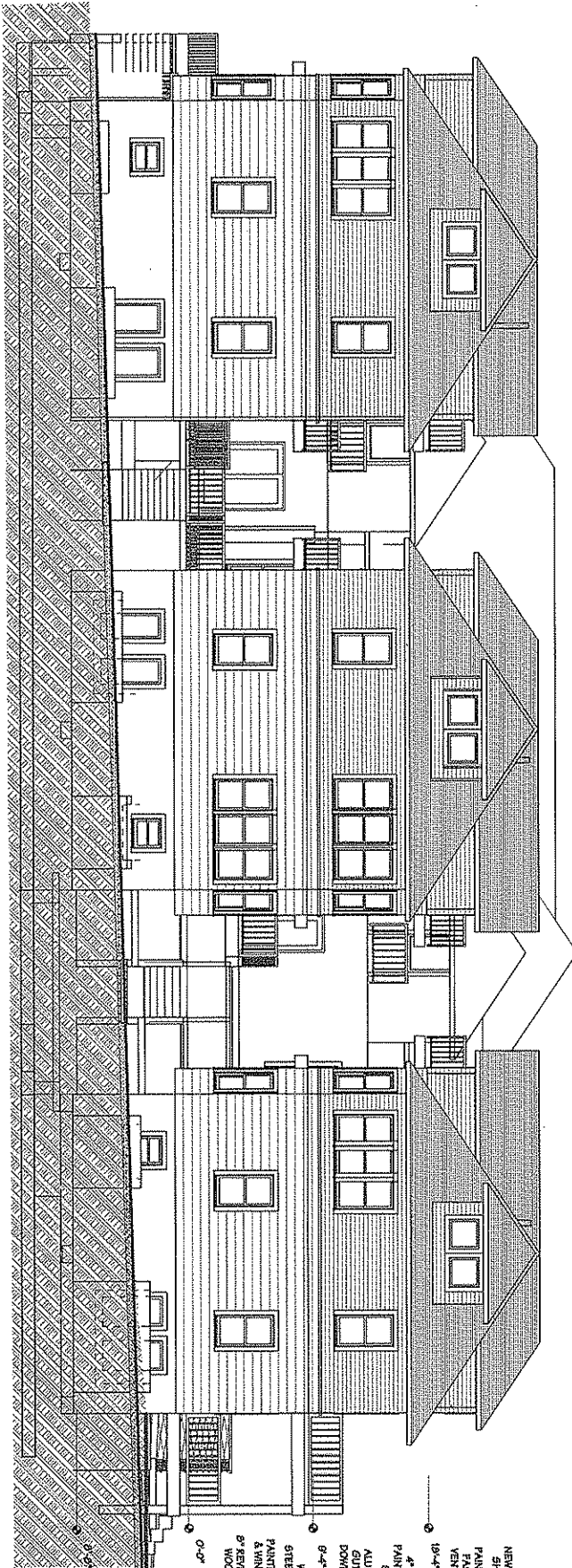
433 CANTWELL COURT

1526 JENIFER SREET

434 S THORNTON AVENUE

B
8.2

JENIFER STREET ELEVATION



- NEW ASPHALT SHINGLES
- PAINTED WOOD FASCIA AND VENTED SOFFIT
- 18'-4" THIRD FLOOR
- 4" REVEAL PAINTED WOOD SIDING
- ALUMINUM COULTEES & DOWNSPOUTS
- 8'-4" SECOND FLOOR
- WELDED STEEL BALCONY
- PAINTED WOOD GILL & WINDOW CASING
- 8" REVEAL PAINTED WOOD SIDING
- 0'-0" FIRST FLOOR
- 0'-0" BASEMENT FLOOR

COPYRIGHT © 2009 BY MARK J. SCHMIDT ARCHITECT

| | |
|--------------------------------|---------|
| DATE: | ISSUED: |
| 3/25/09 PRELIMINARY DESIGN | |
| SCALE: | |
| KO/18 | |
| JENIFER ST EXTERIOR ELEVATIONS | |
| 8.2 | |

ALTERATION TO
YAHARAVIEW CONDOMINIUMS
 1526 JENIFER ST & 434 SOUTH THORNTON AVE
 MADISON, WISCONSIN

YAHARAVIEW CONDOMINIUMS LLC.

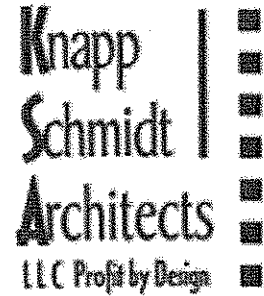
PO Box 762
 Watoma, WI 54982
 800 - 236 - 0140
 Phone
 920 - 787 - 1418
 Fax
 ksarch@earthlink.net
 e-mail

Mark J. Schmidt Architect

May 27, 2009

S07011

City of Madison
Planning Department
215 Martin Luther King Jr Blvd
Madison, WI 53703



RE: Yaharaview Condominiums
430 S. Thornton Avenue & Jenifer St
&
1144 & 1148 Jenifer St.

Staff Plan Review Narrative Additional Comments

430 South Thornton Avenue

- 1- Design revisions for final Urban Design Committee Approval include;
 - garage narrowed to eliminate exposed garage on side property boundary
 - garage shortened to eliminate exposed garage in front yard
 - building narrowed to allow more space between existing and new building
- 2- Existing building wood siding to be repaired and repainted. New building to match
- 3- Decorative treatment for existing foundation planned for existing 430 Cantwell Ct

1144 & 1148 Jenifer St

- 1- Urban Design Committee comments to be incorporated into plans;
 - Driveway length limited to only 30 feet into site, no turn-around
 - Relocated building to be 4 feet from property boundary
 - Typically 12 ft between buildings, 9.5 ft minimum distance
- 2- Existing building wood siding to be repaired and repainted
- 3- No accessible entrances planned for duplexes, including van accessible space