

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
126 S Hamilton St
PO Box 2985
Madison, WI 53701-2985
(608) 266-4635



1. LOCATION


Project Address: 511 S Ingersoll St, 1103 Jenifer St. Madison, WI 53703 Aldermanic District: 6

2. PROJECT

Project Title/Description: Shed demolition and building access ramp reconstruction associated with PD land division proposal

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 #:
	DATE STAMP  12/20/21 11:26 am
	Preliminary Zoning Review Zoning Staff Initial: Date: / /

3. APPLICANT

Applicant's Name: Eric Welch Company: _____

Address: 1341 Spaight St. Madison WI 53703
Street City State Zip

Telephone: 608-770-4020 Email: eric@ericwelchpainting.com

Property Owner (if not applicant): Applicant has property under purchase-agreement contract

Address: _____
Street City State Zip

Property Owner's Signature:  Date: 12/20/21

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 12:00pm on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located at 126 S Hamilton Street. 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/LC_Meeting_Schedule_Dates.pdf

Letter of Intent

Landmarks Commission

Land Division Planned Development

511 Ingersoll St, 1103 Jenifer St

December 20, 2021

To Applicant Reviewer:

Applicant is seeking approval for the proposed modifications to the existing structures at 1103 Jenifer St. as a condition for approval of the associated Planned Development (PD) of Parcel 071007309159 in the City of Madison which is to be considered by the Plan Commission in January. The proposed modifications to the existing church property include:

1. Demolition and removal of existing storage shed located toward the rear of the church. The removal of the shed is necessary to allow for the subdivision of Lots 1 and 2. The shed is located such that it would lie directly on the proposed new side yard line of Lot 2 (511 S. Ingersoll). Additionally, the shed's location will interfere with the proposed new access ramp for the church.
2. Demolition and replacement of existing rear/side access ramp along the North side of Lot 1 (Church side yard). A new access ramp configuration is required to facilitate the proposed Lot division and will provide a modern, safer access to the building. The ramp will be constructed using durable, pressure treated lumber and composite materials, painted or stained a neutral brown tone.

This application follows the informational UDC hearing on September 1, 201 at which the UDC provided feedback to aid in the PD development process. A certificate of appropriateness was issued by the Landmarks Commission on August 5, 2021 (Legistar #66286) for the proposed conditions of the Lot division portion of the PD before the Plan commission and UDC. The project received formal approval from the UDC at the recent 12/15/21 public hearing with the condition that "the Final PD plans are subject to design review that would require review by the UDC secretary (with option for Commission Referral) after approval by the Landmarks Commission."

The existing 0.3019 acre parcel is subdivided into two lots. The larger lot which fronts Jenifer Street and South Ingersoll St, includes an existing church and single family residence. The smaller lot fronts only Jenifer Street and currently has no structures. The proposed PD as described in the application's CSM site plan documents as well as PD Zoning Text will result in (3) three separate lots. The proposed lots are labeled: Lot 1, Lot 2 and Lot 3. The current parcel zoning is: TR-C4 within the HIST-TL district. Per the proposed PD Zoning Text, future uses may include all current TR-C4 uses as well as specific additional uses as described under "Permitted Uses" within the PD Zoning Text.

Lot 1- 1103 Jenifer St - 0.122 acres

Lot 1 is partitioned to include the existing Church structure The current use of the church building is for shared religious services. Lot 1 will share an existing curb cut driveway access on S. Ingersoll St with Lot 2.

Lot 2- 511 Ingersoll St- 0.065 acres

Lot 2 is partitioned to include the existing single family residence at 511 S. Ingersoll St. The proposed lot division will allow for a shallow rear yard. Lot 2 will share an existing curb cut driveway access on S. Ingersoll St with Lot 1.

Lot 3- Address TBD- 0.116 acres

Lot 3 is partitioned as a separate buildable lot for future sale/development. The front yard abuts Jenifer St and includes an existing shared driveway easement with the Northeasterly adjacent property (1111 Jenifer St).

Contributors to the PD application:

Property Owner (Under contract/purchase agreement)

Eric Welch
1341 Spaight St Madison, WI 53713
(608) 770-4020
eric@ericwelchpainting.com

Surveyor/ CSM preparation

Burse Surveying and Engineering
Michelle Burse
2801 International Lane, Suite 101 Madison, WI 53704
(608) 250-9263
mburse@bse-inc.net

Architect/ application consultant

Morrison Tills Studio
Matthew Tills, AIA
841 W. Lakeside St. Suite A Madison, WI 53715
(608) 235-6240
matt@motisarch.com

Thank you for your consideration of the proposed PD. Please forward questions to Eric Welch at the contact info above.



PHOTO 8: EXISTING ACCESSIBLE RAMP TO CHURCH



PHOTO 7: EXISTING ACCESSIBLE RAMP TO CHURCH



PHOTO 6: VIEW OF ACCESS RAMP PORTION FROM BEHIND LOT 2



PHOTO 5: SPACE BETWEEN LOT 1 AND 2 - LOCATION OF PROPOSED ALTERATIONS



PHOTO 4: SIDE OF CHURCH ABUTTING LOT 3



PHOTO 3: CHURCH FRONT ENTRY FROM JENIFER ST



PHOTO 2: EXISTING CHURCH AT 1103 JENIFER FROM INTERSECTION

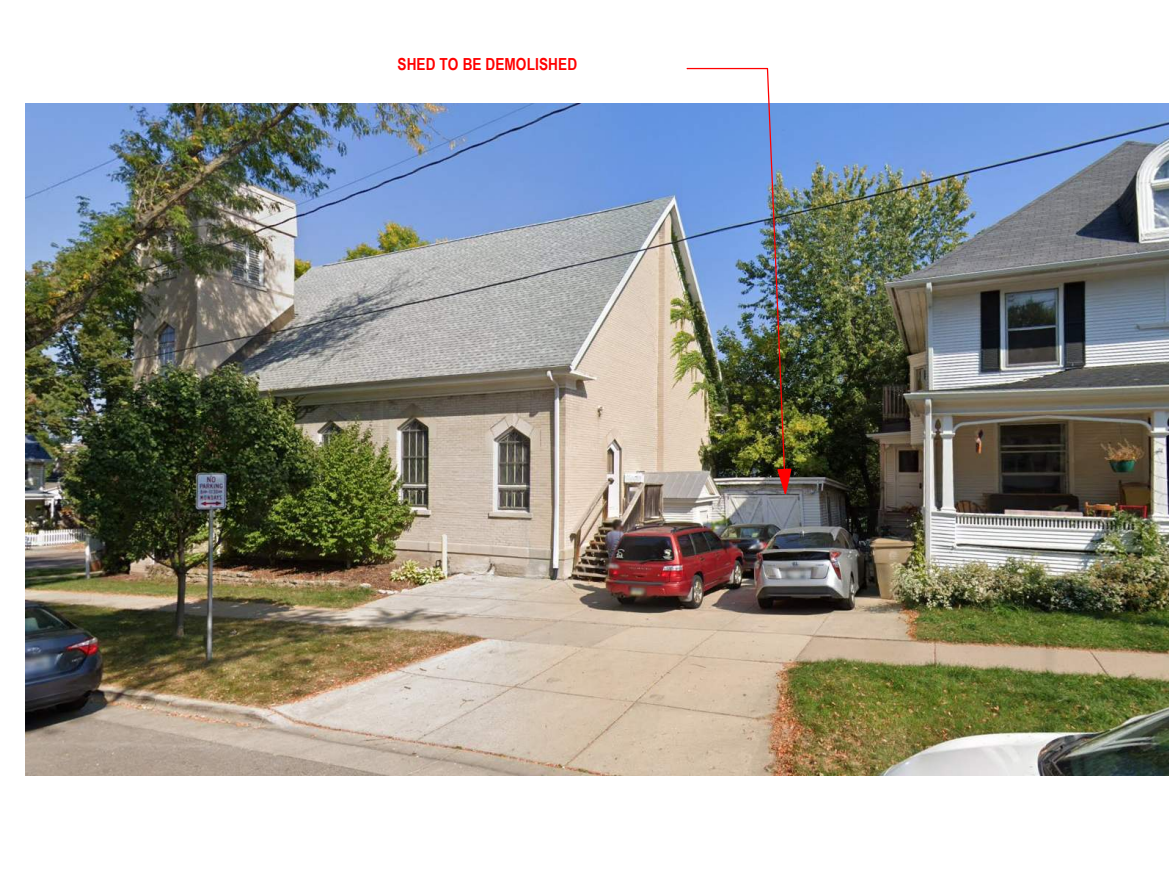
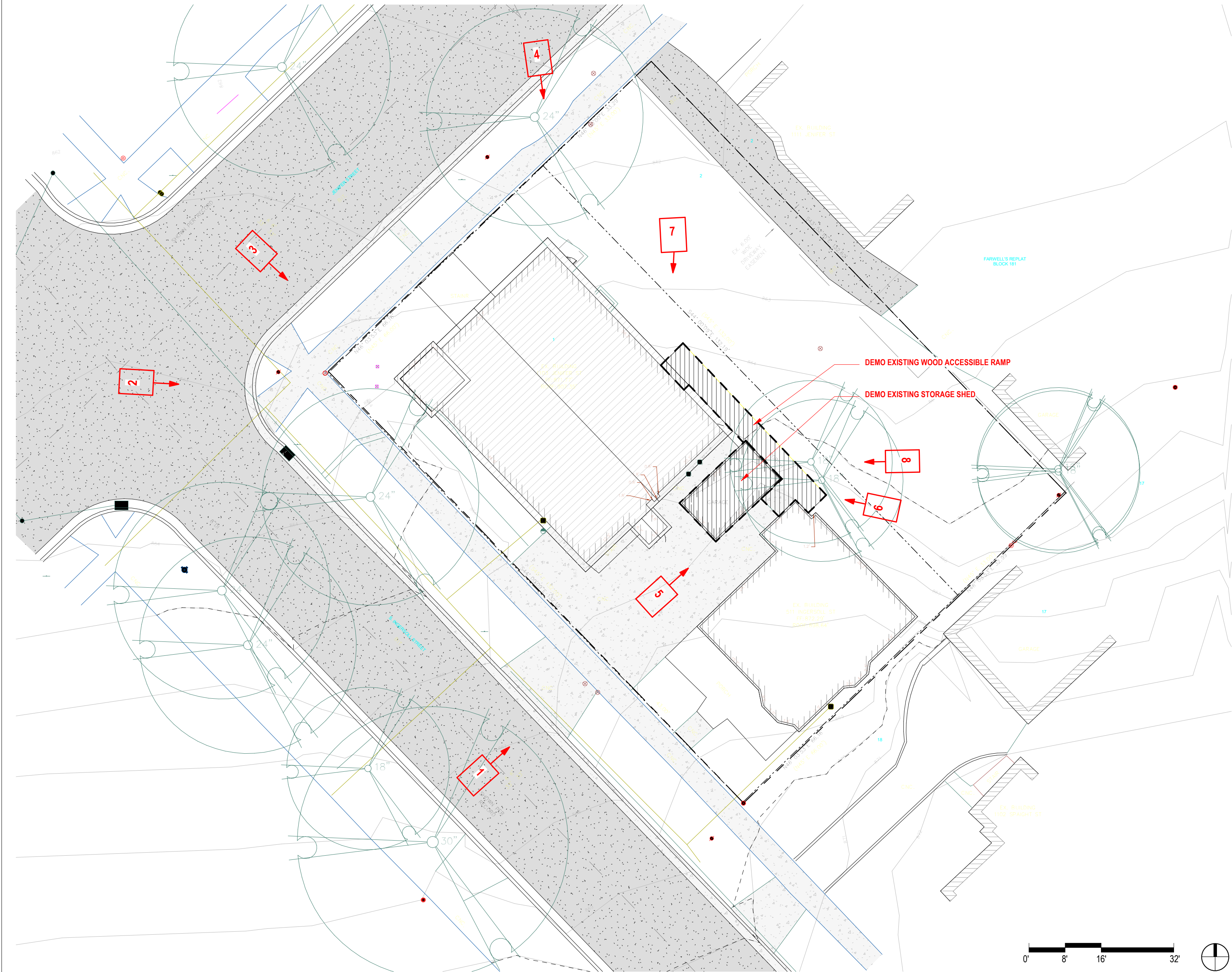
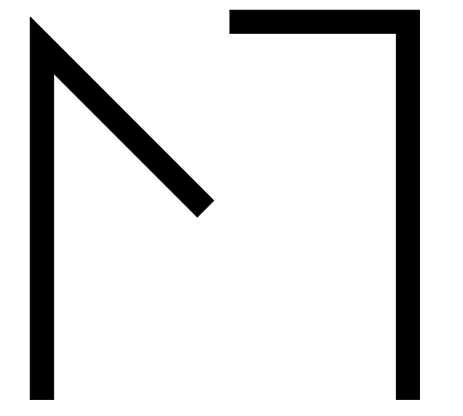


PHOTO 1: DRIVEWAY ACCESS TO 511 INGERSOLL



1 SITE PLAN - EXISTING

1/16" = 1'-0"



MoTiS
Morrison Tills
Studio

841 W. Lakeside Street Suite A
Madison, WI 53715
608.709.1430
info@motisarch.com

CONSULTANTS

LAND DIVISION PLANNED
DEVELOPMENT

511 S Ingersoll St and 1103 Jennifer St
Madison, WI 53703

NOT FOR CONSTRUCTION - FOR LANDMARKS APPROVAL ONLY

No.	Description	Date
3	LANDMARKS	12/20/21

PROJECT NO: 2113
DATE: 12/20/2021

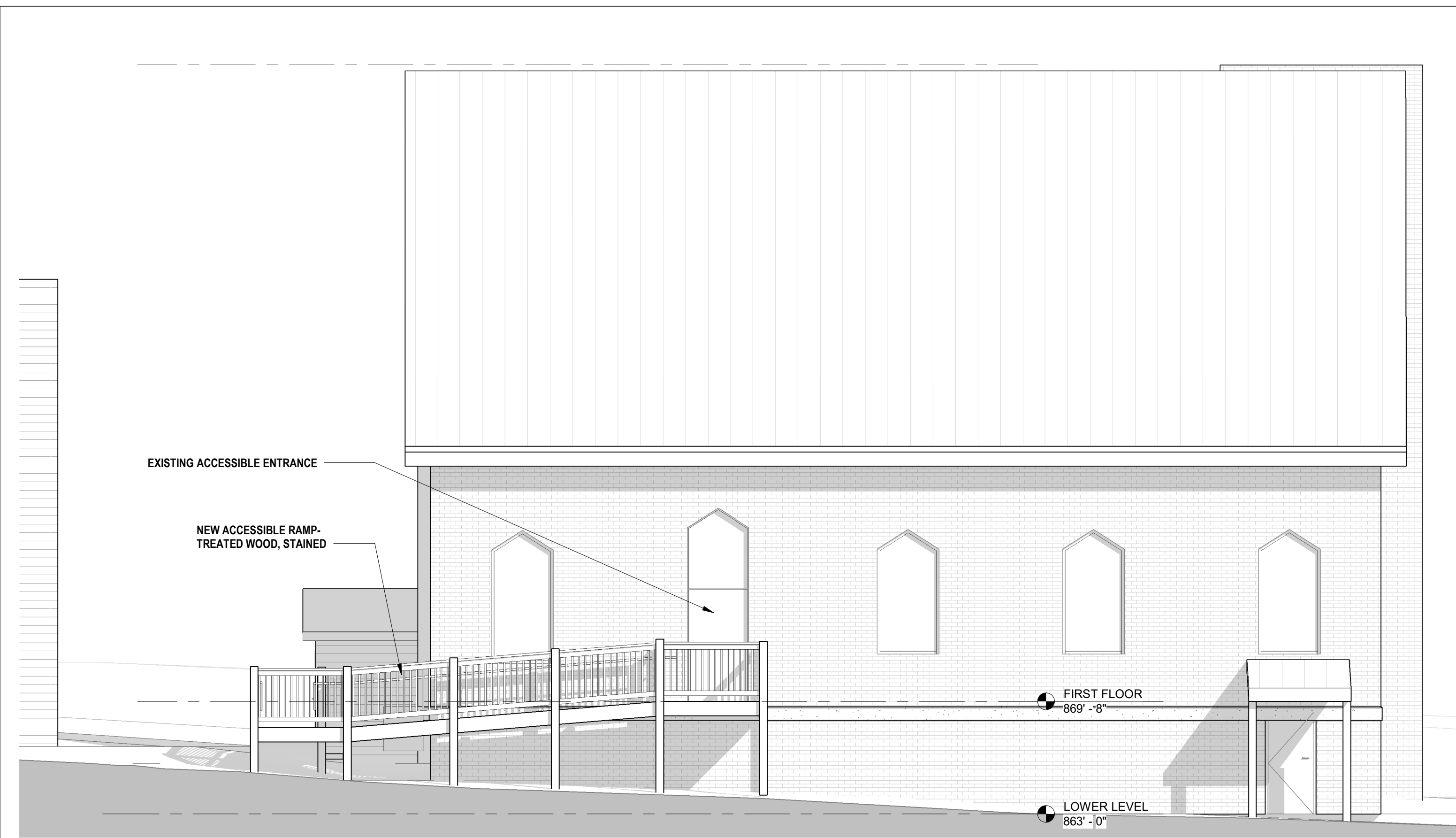
SHEET TITLE
EXISTING SITE-
PROPOSED
DEMOLITION

LC-1

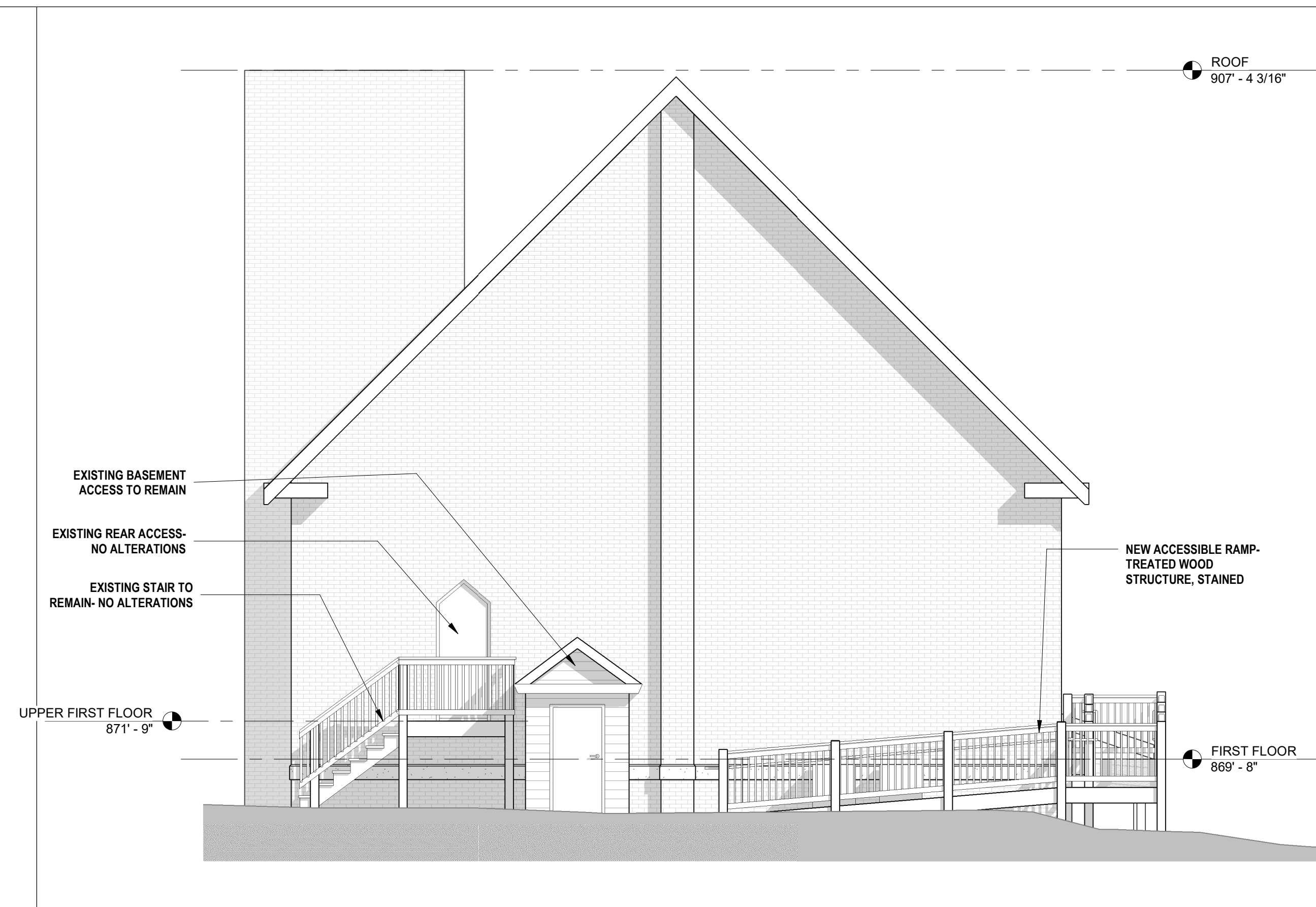
This document contains information proprietary to Morrison Tills Studio, LLC and is intended to be used only for the specific project of development, design, and construction of the project. It is not to be reproduced or distributed to others without the prior written consent of Morrison Tills Studio, LLC.

All rights reserved Copyright 2021

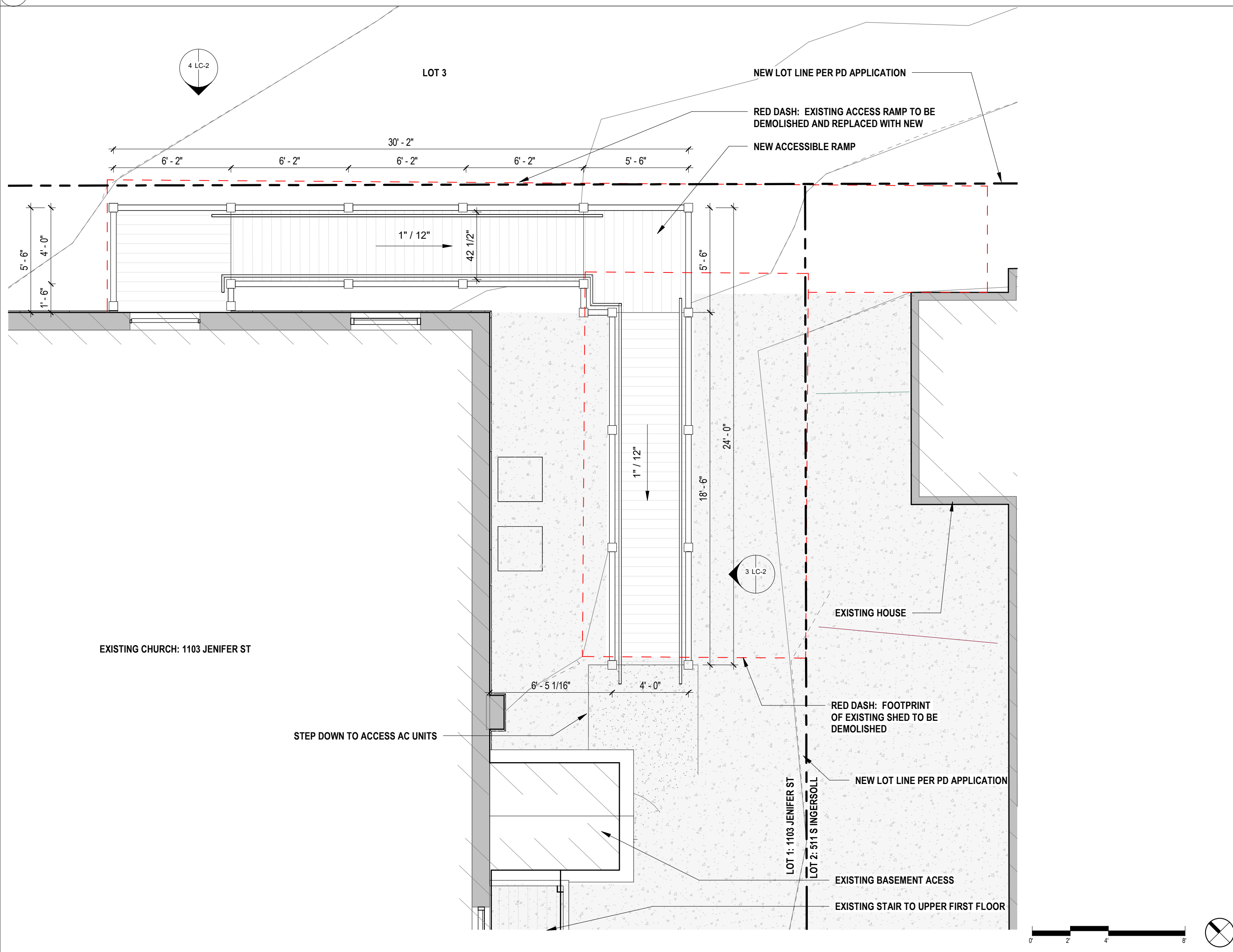
12/20/2021 10:02:22 AM M:\MOTIS\Dropbox\Projects\2113_1103_Jenifer_SideViewing\02_Renewal - Modern\2113_1103_Jenifer_SideViewing.dwg



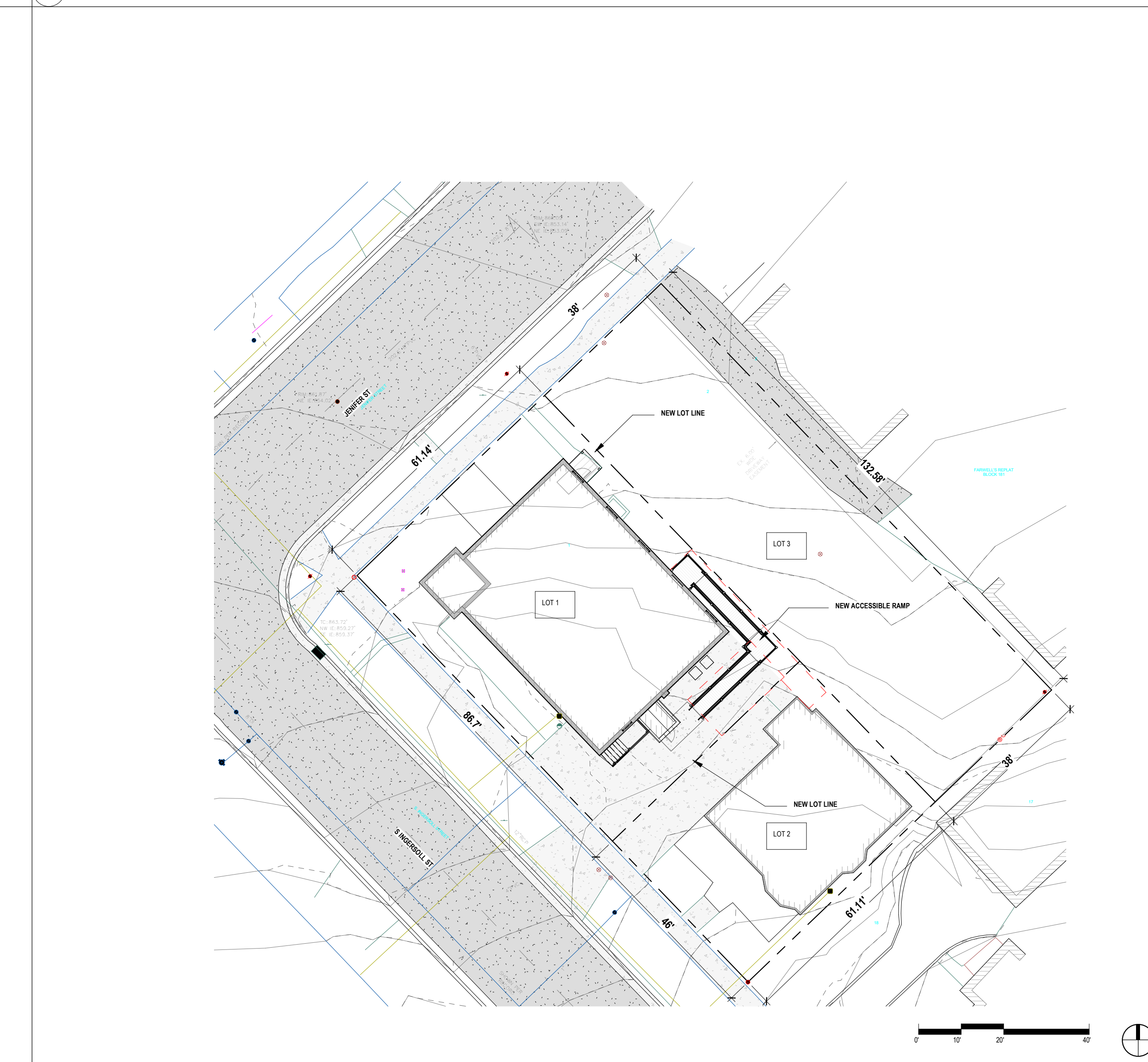
4 NORTH ELEVATION 3/16" = 1'-0"



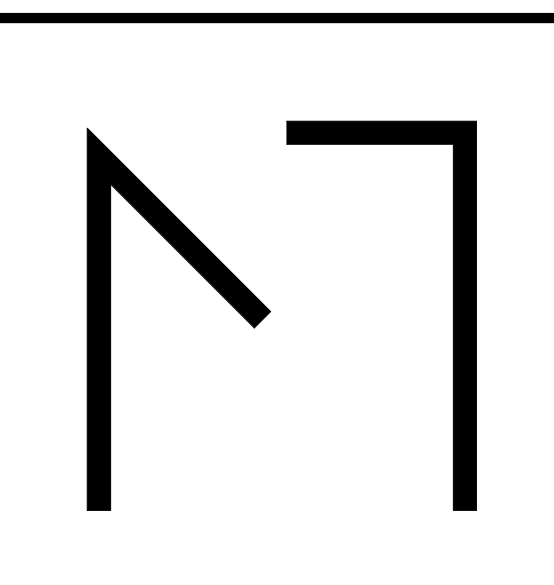
3 WEST ELEVATION 3/16" = 1'-0"



2 NEW RAMP PLAN 1/4" = 1'-0"



1 SITE PLAN- PROPOSED 1" = 20'-0"



MoTiS
Morrison Tills
Studio

841 W. Lakeside Street Suite A
Madison, WI 53715
608.709.1430
info@motisarch.com

CONSULTANTS

LAND DIVISION PLANNED
DEVELOPMENT

511 S Ingersoll St and 1103 Jennifer St
Madison, WI 53703

No.	Description	Date
3	LANDMARKS	12/20/21

PROJECT NO: 2113

DATE: 12/20/2021

SHEET TITLE

PROPOSED NEW SITE
PLAN /
CONSTRUCTION

LC-2

This document contains information proprietary to Morrison Tills Studio, LLC and is prepared in confidence for the exclusive use of the recipient. Any reproduction or use of this information without the prior written consent of Morrison Tills Studio, LLC is prohibited.

All rights reserved Copyright 2021

NOT FOR CONSTRUCTION- FOR LANDMARKS APPROVAL ONLY

12/22/2021 10:22:26 AM M:\6165_Dropout\Project\2113_1103_Jenifer_SDC\Drawings\02_Rev\01_1103_Jenifer_S1_CSM.rvt