

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____

13650

DATE SUBMITTED: AUGUST 26, '09 Action Requested
UDC MEETING DATE: SEPT 24, '09 Initial Approval and/or Recommendation
Final Approval and/or Recommendation

PROJECT ADDRESS: 1148 JENNER ST.

ALDERMANIC DISTRICT: 6

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:

NAVIN JATWOMILLI

MARK SCHMIDT ARCHITECT

CONTACT PERSON: MARK SCHMIDT

Address: PO BOX 762
WAUKESHA, WI 54982

Phone: 920-787-0140

Fax: 920-787-1419

E-mail address: ms@schmidt @ centurytel.net.

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 40,000 Sq. Ft.
☐ Planned Commercial Site

(See Section B for:)

- ☐ New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

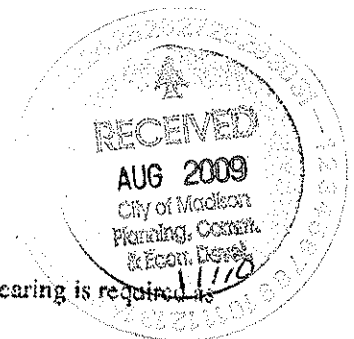
- ☐ R.P.S.M. Parking Variance (Fee required)

(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)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



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 Planning Commission and City Council during the winter of 2008-2009, and relocate the building in early spring of 2009.

August 25, 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 including;
 - 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- The indoor parking spaces are sized for small cars. Full size parking spaces are available outside the garage.
- 3- Existing building wood siding to be repaired and repainted. New building to match
- 4- Decorative treatment for existing foundation planned for existing 430 Cantwell Ct

1144 & 1148 Jenifer St

- 1- Urban Design Committee comments that have been incorporated into plans;
 - Driveway length limited to only 30 feet into site, no turn-around
 - Relocated building to be 4 feet from property boundary
 - Mostly 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

December 17, 2008

Jenifer Street Condominiums

1144 Jenifer Street
1148 Jenifer Street
Madison, WI

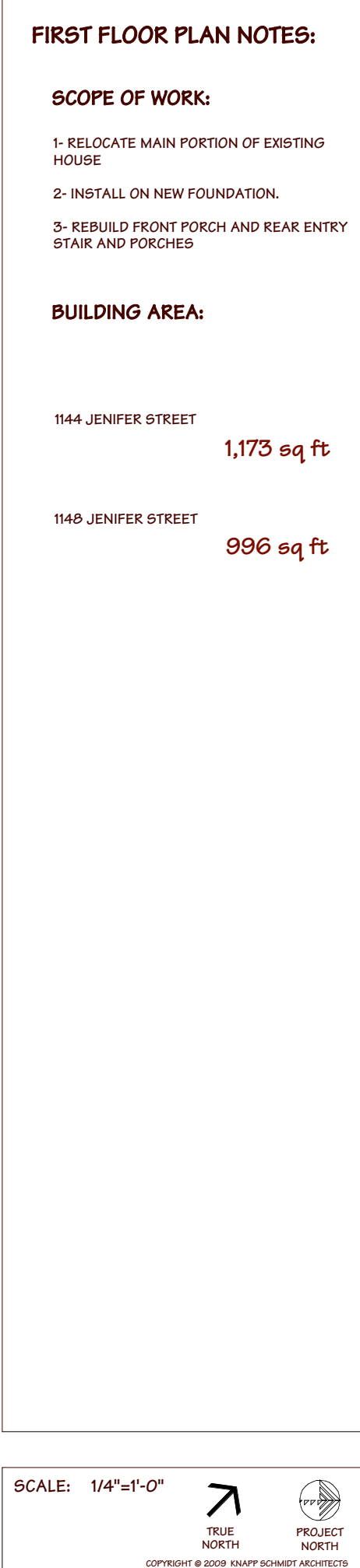


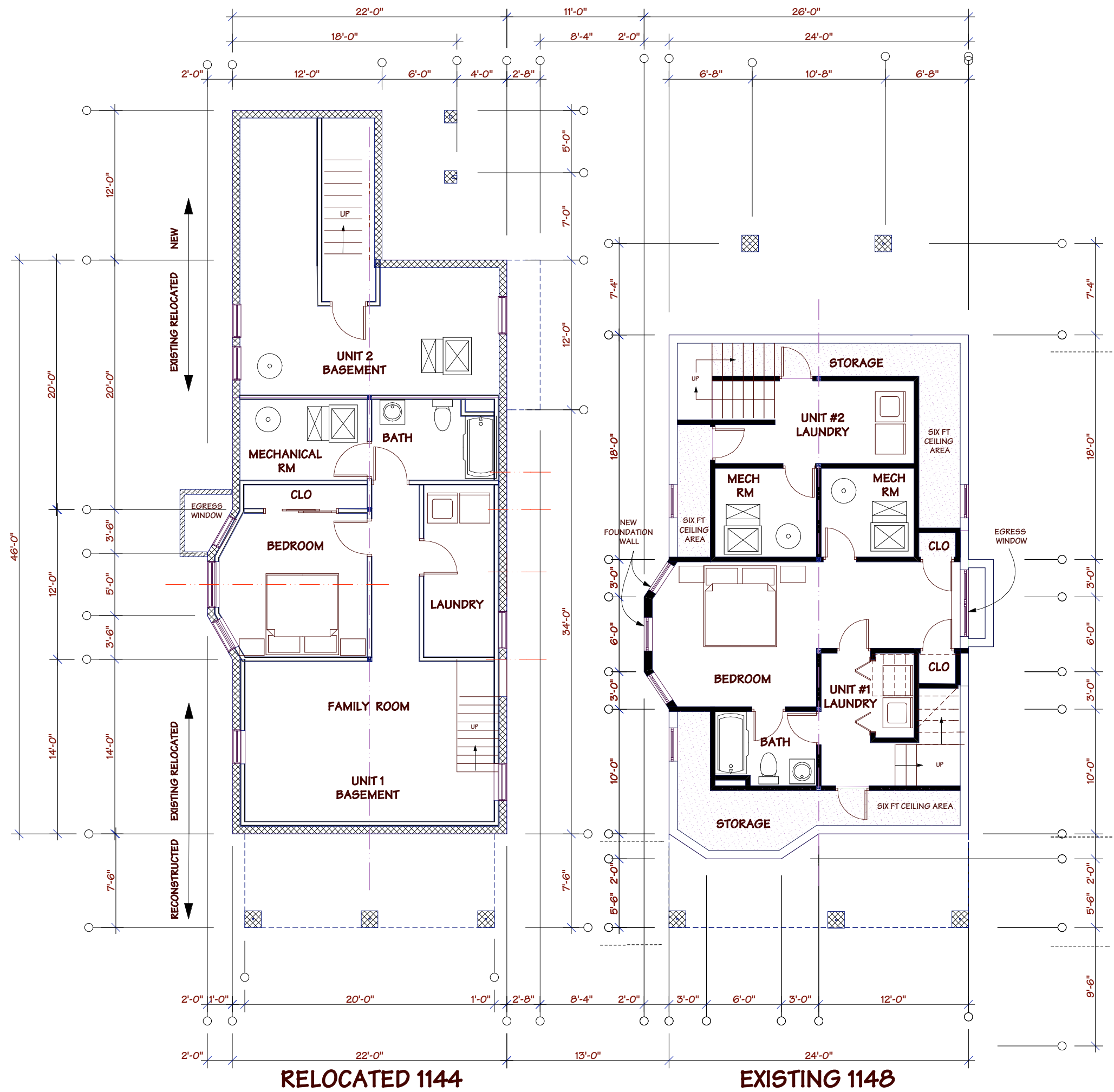
Zoning Text

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.







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
TOTAL AREA	1,173 sq ft

1148 JENIFER BASEMENT

UNIT #	178 sq ft
UNIT #1 STORAGE	185 sq ft
TOTAL	364 sq ft

UNIT #2	470 sq ft
UNIT #2 STORAGE	164 sq ft
TOTAL	632 sq ft
TOTAL AREA	996 sq ft

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



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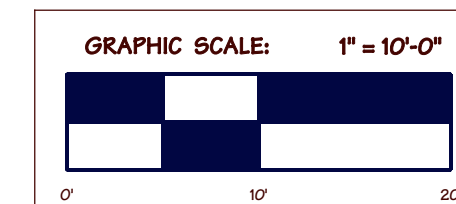
Mark J. Schmidt
Architect
AIA

RELOCATION OF
1144 & 1148 JENIFER ST
MADISON, WISCONSIN

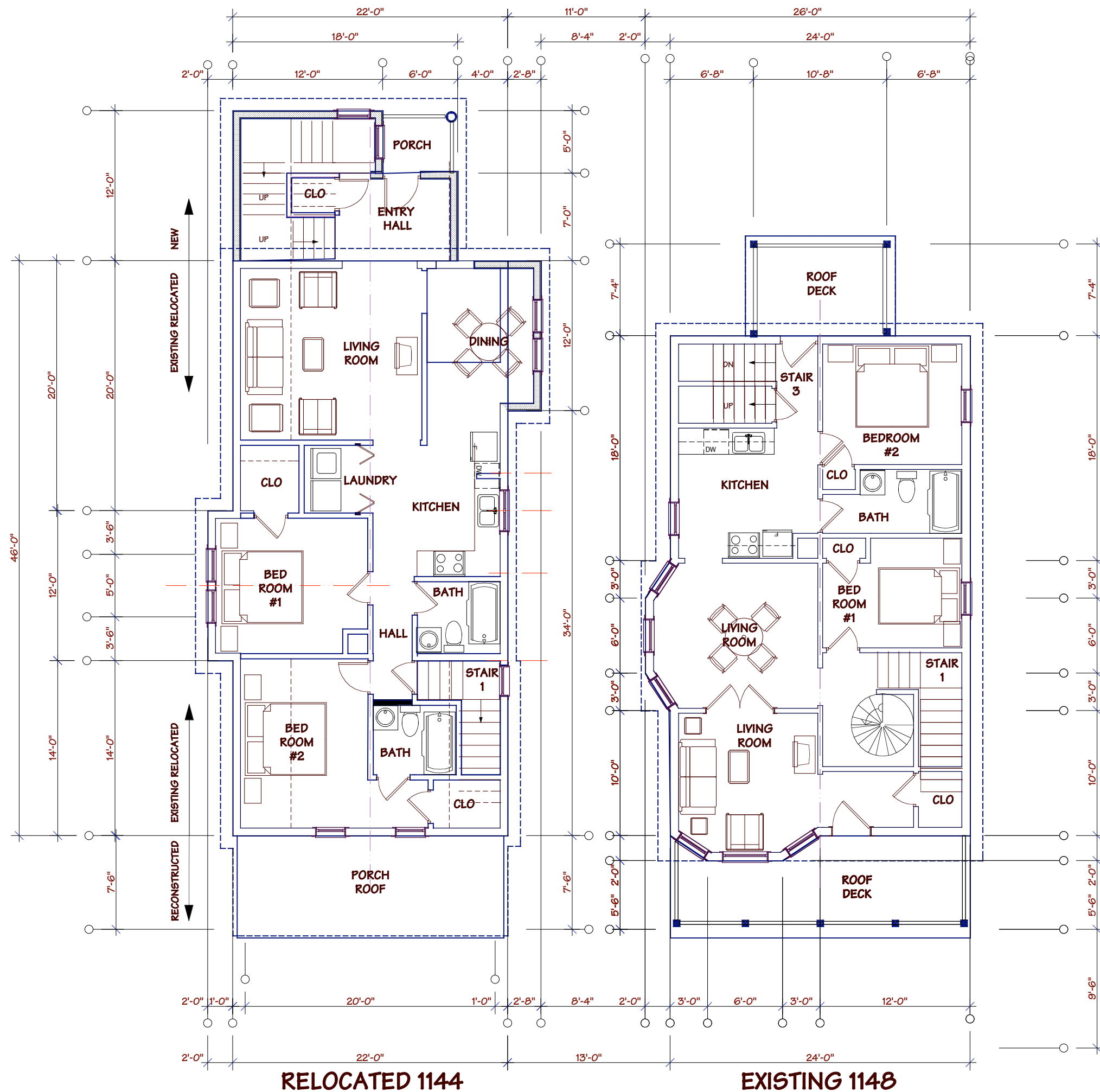
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DRAWN BY:	CHECKED BY:		
02/05/09			

**BASEMENT
FLOOR PLAN**

SHEET No: **6.0**



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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

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Mark J. Schmidt Architect
AIA

RELOCATION OF
1144 & 1148 JENIFER ST
MADISON, WISCONSIN

DATE:	ISSUED:
DRAWN BY:	CHECKED BY:
02/05/09	PRELIMINARY DESIGN
JOB NO:	507012

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



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SECOND FLOOR PLAN

SHEET No: 6.2



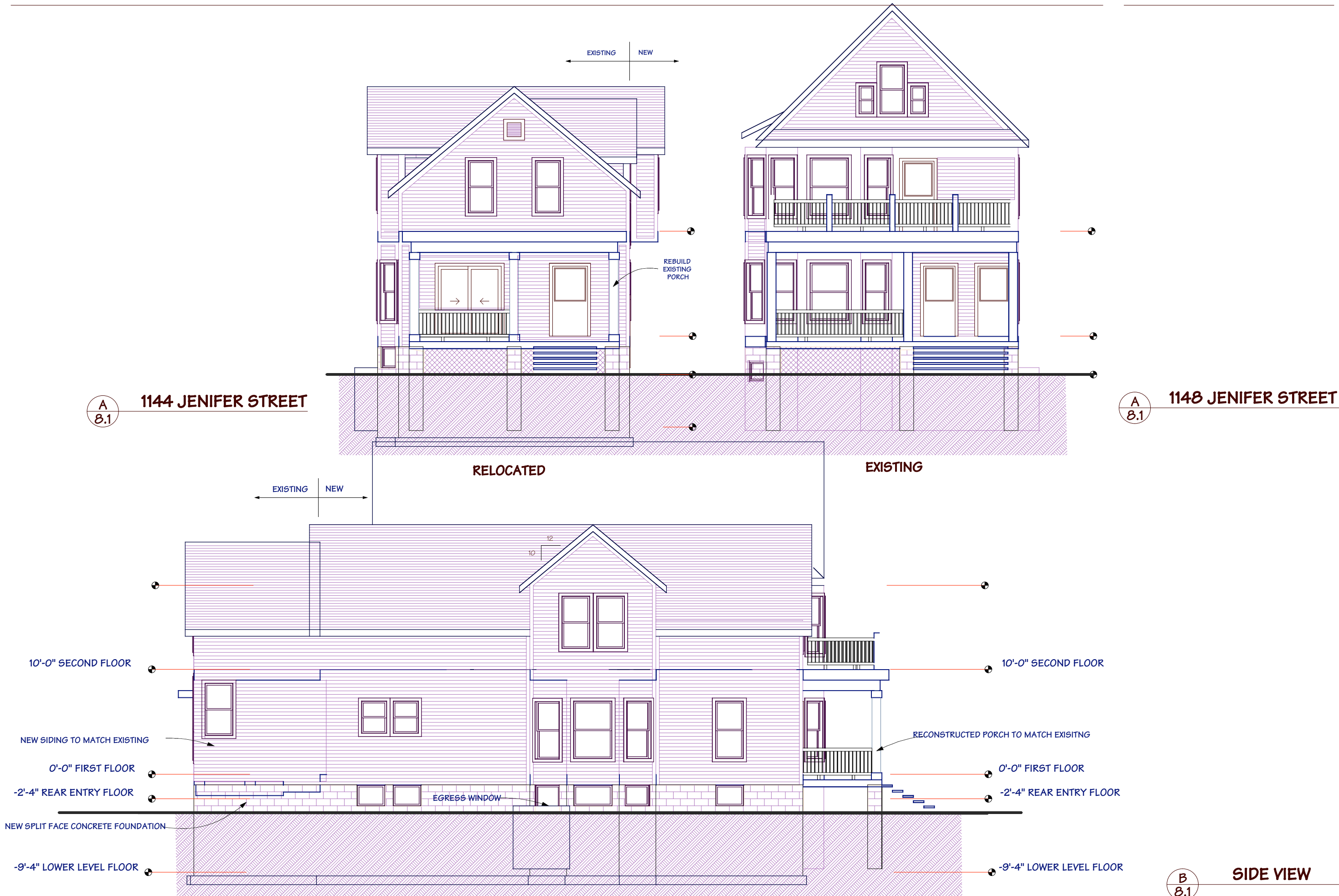


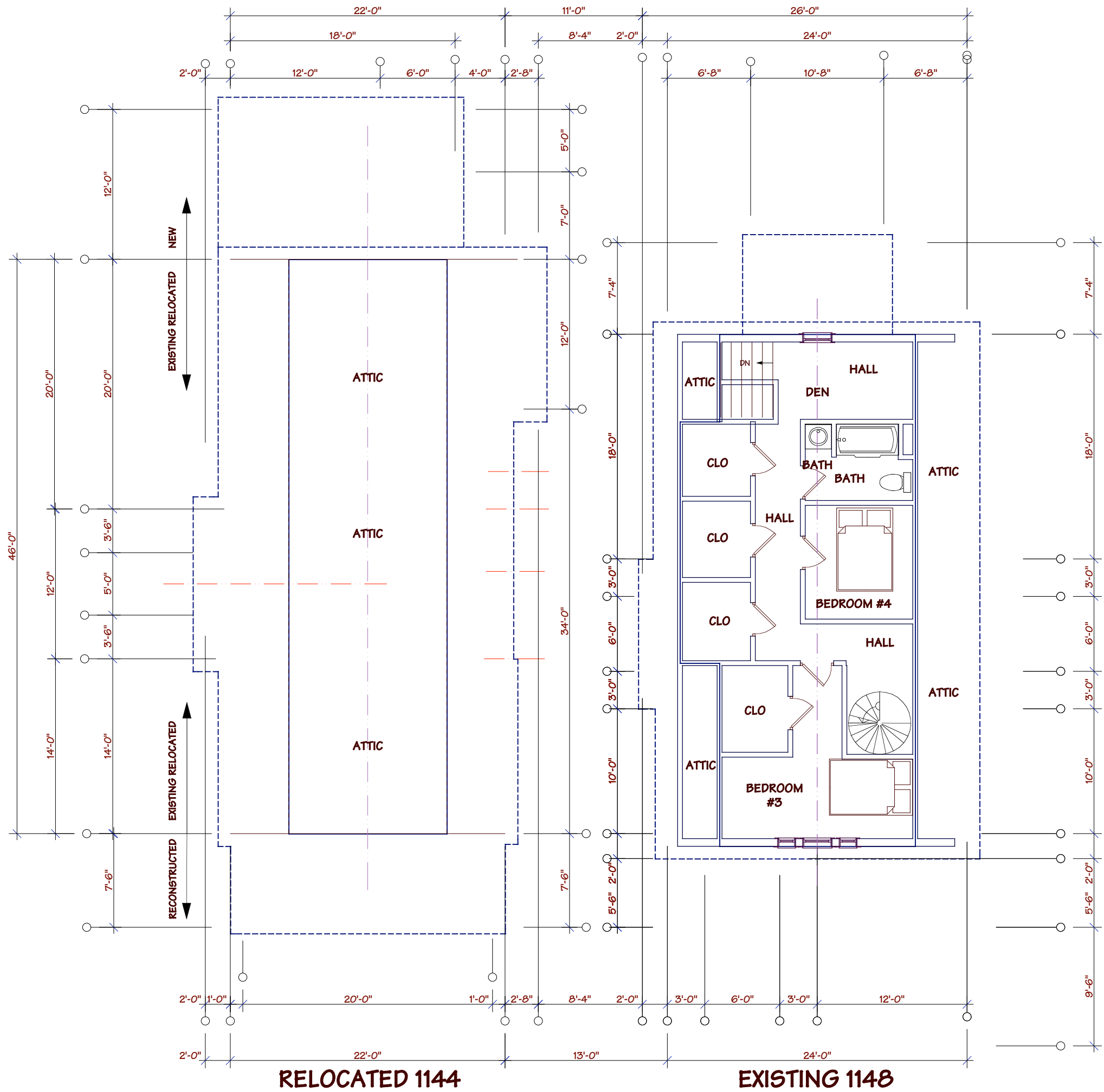
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1144 & 1148 JENIFER ST
MADISON, WISCONSIN

DATE:	ISSUED:	
DRAWN BY:	CHECKED BY:	JOB NO:
		02/05/09
		PRELIMINARY DESIGN
		507012

**EXTERIOR
ELEVATIONS**

SHEET No: **8.2**





THIRD FLOOR PLAN NOTES:

SCOPE OR WORK:

BUILDING AREA:

1144 JENIFER

0 sq ft

1148 JENIFER

704 sq ft

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



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Schmidt
Architect
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RELOCATION OF
1144 & 1148 JENIFER ST
MADISON, WISCONSIN

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THIRD
FLOOR PLAN

SHEET No: 6.3

December 17, 2008

S07912

Jenifer Street Condominiums
1144 Jenifer Street
1148 Jenifer Street

Project Description
Renovation of (3) Existing 4-Unit Residential Buildings, Construction of (1) 20Unit Residential Building, and Shared Parking Structure

Building Area Summary

	Gross Area Lower Level	Gross Area First Floor	Gross Area Second Floor	Gross Area Third Floor	Total Buiding Floor Area	Residential Unit #1	Residential Unit #2	Residential Unit #3	Residential Unit #4
1144 Jenifer Street									
Unit #1 Lower Level	787 sf					787 sf			
Unit #2 Lower Level	409 sf						409 sf		
Unit #1 First Floor		1,115 sf				1,115 sf			
Unit #2 Second Floor			1,153				1153 sf		
Total	1,196 sf	1,115 sf	1,153 sf		3,464 sf				
1148 Jenifer Street									
Lower Level Common Building Area	996 sf								
Unit #3 First Floor		996 sf						996 sf	
Unit #4 Second Floor			996 sf						996 sf
Unit #4 Third Floor				615 sf					615 sf
Total	996 sf	996 sf	996 sf	615 sf	3,603 sf	1,902 sf	1,562 sf	996 sf	1,611 sf
Total Building Floor Area					7,067 sf				
Project Site Area					6,930 sf				
Total Building Area	2,192 sf				2,192 sf				
Site Coverage					31.6%				
Floor Area Ratio					1.0				