

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: September 1, 2021
TITLE: 1103 Jenifer Street & 511 N. Ingersoll Street - Planned Development (PD), Pre-Design Conference. 6th Ald. Dist. (67084)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Kevin Firchow, Acting Secretary	ADOPTED: POF:
DATED: September 1, 2021	ID NUMBER:

Members present were: Cliff Goodhart, Chair; Lois Braun-Oddo, Shane Bernau, Jessica Klehr, Christian Harper and Rafeeq Asad.

SUMMARY:

At its meeting of September 1, 2021, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a PD located at 1103 Jenifer Street and 511 N. Ingersoll Street. Registered and speaking in support was Eric Welch.

Staff gave an overview of this Planned Development request tied to a land division. One site being divided into three separate lots, which doesn't conform to current or conventional zoning. The Landmarks Commission reviewed this as it is in a local historic district, and granted a Certificate of Occupancy. The existing church would remain on one site, the former parsonage on the second site, and third site would be created with possible relocation of a house from West Wilson Street or new construction. The Code requires the applicant do an informational presentation to the Urban Design Commission before submitting a formal land use application.

Welch described the proposal to create a new lot for a new residence, with plans to sell the existing church and parsonage buildings. He hopes to be able to move the existing structure slated for demolition at 151 West Wilson Street to this newly created lot, working with Apex to coordinate. He has received support from Alder Benford and the neighborhood, and is working with an arborist on trees and possible removals.

The Commission discussed the following:

- Will a site plan for the new building need to be submitted showing existing trees?
 - It's a question of timing, but the UDC could see it conceptually.
- What is the background of this whole parcel? The church seems to still be operational. How does a private individual come to own a church?
 - It's under contract now, after closing the church would be paying rent. There are two congregations, looking to sell to one or both. It was for sale for almost four years, this was the one way we figured out to piece the puzzle together and make it work.
- How did the parsonage get separated from the church and turned into a private residence?

- I don't know, the use of the church has changed over time.
- I can see why the trees are an issue, looks like it might be an Ash and I don't know if it is being treated. A lot of trees have gone down in this neighborhood, this one would have to go if any existing building was going to be inserted in that spot. That would be a shame.
- That's really up to the Streets Division if they'd permit it coming down to slip a house in there.
- Where is everybody going to park?
 - There are three spots wedged in. They've been using the grass lot to park but they're not supposed to be doing that. The Saturday night congregation does not, they park on the city streets.
- Did the immediate neighbors weigh in on this?
 - They're not thrilled about it, they like the grass there. The driveway is jointly owned by this property so there is an easement on it.
- To be a feasible commercial space on the corner with almost no parking, considering the scale of that building would be a hard sell. Speaking more to the sale of the property.
- The intent is for the new or relocated house to provide its own off-street parking?
 - Yes, three or so stalls in the back of the house.
- The PD would maximize the number of permitted units?
 - Correct, specific uses and density would be spelled out in the actual PD.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.