

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

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 Building Floor Area	Residential Unit #1	Residential Unit #2	Residential Unit #3	Residential Unit #4
<b>1144 Jenifer Street</b>									
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				1,153 sf		
Total	1,196 sf	1,115 sf	1,153 sf		3,464 sf				
<b>1148 Jenifer Street</b>									
Lower Level Common Building Area	996 sf							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

Site Coverage

31.6%

Floor Area Ratio

1.0

Park J. Schmidt  
 Architect  
 800-236-0140  
 920-482-1410  
 1410  
 MADISON, WISCONSIN

1144 & 1148 JENIFER STREET  
 ALTERATIONS TO  
 MADISON, WISCONSIN

DATE:	ISSUED:	NOV 12 2012
DATE:	ISSUED:	
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**SITE PLAN**  
 2.1

**SITE PLAN NOTES:**

SCOPE OF WORK

AREA CALCULATIONS:

SITE: 6,930 sq ft

RELOCATED 1144: 1,027 sq ft

1444 sq ft

EXISTING 1148: 996 sq ft

PAVED AREA

PAVED AREA COVERAGE

0 10 20 30 FT  
 NORTH  
 COURTESY & © 2012 LANDSCAPE ARCHITECT

