



Department of Planning & Community & Economic Development  
**Planning Division**

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Website: [www.cityofmadison.com](http://www.cityofmadison.com)

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2985  
Madison, Wisconsin 53701-2985  
TDD 608 266-4747  
FAX 608 266-8739  
PH 608 266-4635

November 4, 2009

Mark Schmidt  
Knapp Schmidt Architects, LLC  
PO Box 762  
Wautoma, WI 54982

RE: Request to relocate an existing two-unit building (430 S. Thornton Avenue) to a vacant property (1144-48 Jenifer Street) and construct a new four-unit building with underground parking in its place.

Dear Mr. Schmidt:

The Common Council, meeting in regular session on November 3, 2009, placed on file your client's applications for two zoning map amendments and a demolition/removal permit. These applications included:

- A demolition/removal request and a zoning map amendment for 430 and 434 S. Thornton Avenue, 433 Cantwell Court, and 1526 Jenifer Street, requesting to rezone these properties from R4 (General Residence District) to PUD-GDP-SIP (Planned Unit Development-General Development Plan-Specific Implementation Plan).
- A zoning map amendment for 1144 and 1148 Jenifer Street from R4L (Limited General Residence District) and R4A (Limited General Residence District) to PUD-GDP-SIP.

The Common Council's actions were based on and consistent with the Plan Commission's recommendation. In making that recommendation, the Plan Commission found that Planned Unit Development approval criteria 28.07(6)(f)1 "Character and Intensity of Land Use" and 28.07(6)(f)4 "Implementation Schedule" were not met.

If you have any further questions, please contact my office at 267-1150.

Sincerely,

Kevin Firchow  
Planner

cc: Matt Tucker, Zoning  
George Hank, Building Inspection  
Tom Adamowicz, Building Inspection