



Report to the Plan Commission

June 1, 2009

Legistar I.D. #13256 & #13259

430 S. Thornton Street & 1144-48 Jenifer Street

Building Relocation & (PUD) Zoning Map Amendment

Report Prepared By:

Kevin Firchow, AICP

Planning Division

Requested Action: Approval to relocate an existing two-unit building (430 S. Thornton Street) to a vacant property (1144-48 Jenifer Street) and construct a new four-unit building with underground parking in its place. This action requires approval of the building relocation and two zoning map amendments. One zoning map amendment is to rezone 430 & 434 S. Thornton Street, 433 Cantwell Court, and 1526 Jenifer Street from R4 (General Residence District) to PUD-GDP-SIP (Planned Unit Development-General Development Plan-Specific Implementation Plan). The second is to rezone 1148 Jenifer Street from R4L (Limited General Residence District) and R4A (Limited General Residence District) to PUD-GDP-SIP.

Applicable Regulations & Standards: This project is subject to the standards for demolitions, zoning map amendments, and planned unit developments. Section 28.12 (12) of the Zoning Ordinance provides the guidelines and regulations for the approval of demolition permits. Section 28.12 (9) provides the process for zoning map amendments. Section 28.07 (6) provides the requirements and framework for planned unit developments.

Summary Recommendation: If the Plan Commission can find the proposed projects are in conformance with the standards for approval for demolition permits, zoning map amendments, and planned unit developments, the Planning Division recommends the Plan Commission forward substitute Zoning Map Amendment 3411, rezoning 430 & 434 S. Thornton Avenue, 433 Cantwell Court, and 1526 Jenifer Street from R4 (General Residence District) to PUD-GDP-SIP and substitute Zoning Map Amendment 3413, rezoning 1148 Jenifer Street from R4L (Limited General Residence District) and R4A (Limited General Residence District) to PUD-GDP-SIP (Planned Unit Development-General Development Plan-Specific Implementation Plan) ordinances to the Common Council with recommendations of **approval**. These recommendations are subject to input at the public hearing, conditions recommended by the Planning Division, and the conditions recommended by other reviewing agencies.

Background Information

Applicant: Navin Jarugumilli, Yaharaview Condominiums, LLC; 18 Shepard Terrace, Madison, WI 53705

Agent / Contact: Mark Schmidt, Knapp Schmidt Architects, LLC; Wautoma, WI 54982

Property Owner: Same as Applicant

Proposal: The applicant proposes to relocate the two-unit home at 430 S. Thornton Street onto a vacant property at 1144-48 Jenifer Street. In the place of the residence and garage, the applicant proposes to build a larger four-unit building with 10 underground parking stalls.

Parcel Locations: This application includes proposals for two sites. The four-parcel "Thornton Avenue" site (430 S. Thornton et al.) is approximately 14,375 square feet, bounded by Thornton Avenue, Jenifer Street, and Cantwell Court. The second site, 1144-48 Jenifer Street, is approximately

6,970 square feet in area. Both sites are located in Aldermanic District 6; Madison Metropolitan School District.

Existing Conditions: The “Thornton Avenue” site is comprised of four parcels, with one building on each of the parcels. In total, there are 14 dwelling units on this site. The three buildings along Jenifer Street (433 Cantwell Court, 1526 Jenifer Street, and 434 South Thornton Avenue) are three-story structures, each containing four dwelling units. The applicant had previously received variance and other approvals to modify these structures. Modifications to each of these buildings are underway, but not completed, and the buildings are unoccupied at this time. The two-unit residence addressed at 430 S. Thornton Street is the building proposed for relocation.

The 1144-48 Jenifer Street Site is one parcel of approximately 6,930 square feet. The lot has a width of approximately 66 feet, double the width of the surrounding properties. A duplex occupies the eastern portion of this site, with the western portion now vacant. City records indicate that a single-family residence was previously located on this portion of the lot. That structure was destroyed by fire in 1975.

Surrounding Land Use and Zoning: The “Thornton Avenue” site is surrounded by O’Keefe Middle School (zoned R4A- Limited General Residence District) on the south; the Yahara River on the east; single-family residences (zoned R4-General Residence District) on the north; and multi-family dwelling units (zoned R4-General Residence District) on the west. The 1144-48 Jenifer Street site is surrounded by primarily single-family, two-flat, and three-flat residences zoned R4A (Limited General Residence District). Other two-flat residences adjacent to this site front onto Williamson Street and are zoned C2 (General Commercial District).

Adopted Land Use Plan: The Comprehensive Plan recommends medium density residential uses for both development sites. The Marquette-Schenk-Atwood Neighborhood Plan also recommends medium density residential uses for these sites. There are no specific redevelopment recommendations for either site, though the neighborhood plan states that “new construction should be compatible with the surrounding environment in terms of bulk, scale, and style of nearby buildings to ensure that the architectural and historical character of the neighborhood is retained.” Further discussion on plan considerations can be found in this report.

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services.

Zoning Summary: Both projects are being rezoned to the “PUD” district.” As there are no predetermined bulk requirements, zoning staff have reviewed them based on the criteria for the R4 district because of the surrounding land uses.

Thornton Avenue Site:

Requirements	Required	Proposed
Lot Area	2,000 sq. ft. / unit (60,000 sq. ft.)	14,911 sq. ft.
Lot width	50'	50'
Usable open space	500 sq. ft./unit (15,000sq.ft.)	TBD (Condition 44)
Front yard	25'	62'
Side yards	6' / 2 story	5' & 6'
Floor area ratio	n/a	n/a
Building height	2 stories	2 stories
Number parking stalls	22	10 *
Accessible stalls	1	1
Loading	n/a	
Number bike parking stalls	1 per unit (14)	0 (Condition 43)
Landscaping	n/a	As shown (Condition 45)
Lighting	n/a	n/a
<i>Prepared by: Pat Anderson, Asst. Zoning Administrator</i>		

Jenifer Street Site:

Requirements	Required	Proposed
Lot Area	2,000 sq. ft./unit (8,000 sq. ft.)	7,069 sq. ft.
Lot width	50'	66'
Usable open space	500 sq. ft./unit (2,000sq.ft.)	TBD (Condition 47)
Front yard	20'	9'
Side yards	6' / 15 total - 2 story	1'10" & 3'
Floor area ratio	n/a	n/a
Building height	3 stories	2 stories
Number parking stalls	8	2
Accessible stalls	1	0
Loading	n/a	
Number bike parking stalls	1 per unit (4)	0 (Condition 46)
Landscaping	n/a	As shown
Lighting	n/a	n/a (Condition 50)
<i>Prepared by: Pat Anderson, Asst. Zoning Administrator</i>		

(Recommended conditions that correspond to requirements are noted in parentheses)

Project Review

The applicant proposes to relocate the two-unit home at 430 S. Thornton Avenue onto a partially vacant property at 1144-48 Jenifer Street. The existing detached garage on the Thornton Avenue site would be demolished. In the place of the residence and garage, the applicant proposes to build a larger four-unit building with 10 underground parking stalls. This proposal requires the approval to relocate a building under the City’s “Demolition and Removal” ordinance and approval of two zoning map amendments.

Clarification on Project Revisions

The applicant had initially proposed to replace the relocated residence with a larger two-unit structure at 430 S. Thornton Avenue. During the review process, the applicant revised these plans to replace the relocated two-unit structure with a larger four-unit residence. These plans have received initial approval from the Urban Design Commission and were re-routed to City agencies to provide additional comments. The revised plans are attached and comments received from reviewing agencies are included in this report.

Building Removal Request

The applicant’s first request is to relocate the two-unit home at 430 S. Thornton Street onto a partially vacant property at 1144-48 Jenifer Street. This “receiving” lot has a width of approximately 66 feet, double the width of the surrounding properties. A duplex occupies the eastern portion of this site, with the western portion now vacant. City records indicate that a single-family residence was located on this portion of the lot. That structure was destroyed by fire in 1975. This property is within the Third Lake Ridge Historic District. The Landmarks Condition reviewed this proposal and awarded a conditional Certificate of Appropriateness on February 23, 2009. The conditions are discussed in the “Analysis” section of this report.

Zoning Map Amendment Requests

Both sites are proposed for Planned Unit Development zoning, as neither is entirely consistent with the existing zoning standards. More information on the specific requirements is provided in the above tables prepared by the Assistant Zoning Administrator. In summary, the property at 1144-48 Jenifer Street is not large enough to subdivide and the addition of a second residence would not be allowed under the existing zoning. Further, this proposal does not meet existing R4 zoning standards for front yards, side yards, and off-street parking. The four-parcel Thornton Avenue site does not meet minimum side yard setbacks or the off-street parking requirements for the existing R4 zoning district.

The Jenifer Street property would include four (4) total dwelling units with the addition of the relocated two-flat duplex. A summary of bedrooms per dwelling units is below:

Jenifer Street Site: Summary of Dwelling Units – By Number of Bedrooms

	One Bedroom Units	Two Bedroom Units	Three Bedroom Units	Total Dwelling Units
1144 Jenifer St*	0	1	1	2
1148 Jenifer St	0	0	2	2
Total	0	1	3	4

* Relocated Building

This two-story building is shorter than the existing duplex on this property. The relocated building's setback would match that of the adjacent residences. The existing driveway would be shared by both residences leaving approximately 10 feet between buildings. The site plan shows one parking stall at the end of the drive. To the west, the relocated residence would be approximately three (3) feet from property line. This leaves approximately nine (9) feet between these residences at most points, and roughly five (5) feet at the closet point. Additionally, the applicant plans to construct an addition to the rear of the relocated residence consisting of an enclosed staircase and porches. A cantilevered dining room addition is also proposed on the east side of the building.

In considering the Thornton Avenue site, revised plans show the relocated building would be replaced with a new four-unit building. In total, there would be 16 dwelling units between the four buildings on site. The floor plans indicate that each of the dwelling units include two bedrooms. The existing three buildings each include four (4) two-bedroom units. A summary of bedrooms and dwelling units is below:

Thornton Avenue Site: Summary of Dwelling Units – By Number of Bedrooms

	One Bedroom Units	Two Bedroom Units	Three Bedroom Units	Total Dwelling Units
430 S. Thornton Ave **	0	4	0	4
434 S. Thornton Ave	0	4	0	4
1526 Jenifer St	0	4	0	4
439 Cantwell Ct	0	4	0	4
Total	0	16	0	16

** New Building

The proposed building fronts onto Cantwell Court and is consistent with the front yard setback of the existing residence and the adjacent property at 429 Cantwell Court.

The building is proposed to be clad in eight-inch siding on the first floor and narrower four-inch siding proposed above, replicating the siding pattern on the existing structures. The UDC has recommended that the vinyl siding shown on previous plans be replaced with a different material. Decorative split face concrete block veneer is proposed as a base material on the Cantwell Court facade.

Several changes to the site are also proposed. New sidewalks are proposed between each of the four buildings, providing pedestrian circulation across the site. A patio area is proposed along much of the new building, sitting atop portions of the underground parking structure. A small landscape area is proposed adjacent to the sidewalk in front of the new residence. Other small yard areas are shown adjacent to the three existing residential buildings.

The proposed structure includes 10 underground parking stalls accessed from Thornton Avenue. The applicant has indicated that this parking will serve each of the four buildings. Plans show that underground access to this parking is available to each of the dwelling units on the four properties. The footprint of the underground parking is larger than that of the above-grade floors of the proposed building.

Project Analysis

Design Considerations

In considering the 1144-48 Jenifer Street site, the relocated building would largely match the overall development pattern in the 1100 block of Jenifer Street. The building proposed for relocation was constructed in approximately 1910, and the City's Preservation Planner notes this residence is of a similar vintage and style of buildings in the immediate vicinity. Further, she notes that the building's foundation is similar in exposure to nearby properties. The Landmarks Commission issued a certificate of appropriateness for the building relocation provided the following conditions are met:

- a) All new and existing porch steps on the relocated house are to be built with risers.
- b) Framed lattices are to be installed under the steps and porches.
- c) All new materials used on changes to the back and side of the relocated house to match the existing.

While the relocated building's setbacks are not entirely consistent with existing R4 L/A zoning requirements, the proposed setbacks are generally consistent with those of adjacent buildings and the development pattern established elsewhere in the block.

In considering the Thornton Avenue site, the proposed four-unit building is larger than the existing two-unit and neighboring buildings to the north. The new residence would front onto Cantwell Court. This is a narrow, one-way street connecting Jenifer and Williamson Streets. The three residential buildings remaining on site are each three stories in height and have minimal street setbacks. Their bulk and design is similar to the building across Cantwell Court. The proposed building is similar in scale and mass to these buildings, though it is slightly larger. North of this site, the character of the street transitions to a series of smaller residences. The two-flat residence proposed for relocation is the first in a series of five smaller residences with slightly larger front and side yards.

Efforts have been made to fit this larger building into the scale of surrounding structures. The plans before the Commission have been revised to match the front and side yard setbacks found on the properties to the north. Staff note that the building has larger setbacks than the four-unit residences fronting Jenifer Street.

The new building also appears to be generally consistent with the height of the smaller adjacent residence along the Cantwell Court frontage. Stepped away from this frontage, however, the height of the proposed structure increases. Drawings show that the peak of the building would be slightly taller than that of the three residential buildings fronting on Jenifer Street. The proposed gabled roof is intended to match the roof form on those existing buildings. The applicant has indicated that the structure's tallest roof peak is measured at 30 feet, four inches. Any final sign-off plans would need to specify the overall height of each building, measured from the top of the foundation wall to the midpoint between the roof peak and eave.

In further considering height, staff have received a letter of opposition from a property owner of 421 Cantwell Court. That letter is attached. Many concerns in that letter relate to height including that the potential impacts on existing solar energy systems. Staff note this correspondence was provided to the Urban Design Commission based on the original submitted plans and staff is not aware whether the revised plans would address the noted concerns. Further, the assistant City Attorney has noted that if the person with the solar panels believes that they are compromised, he must take up the issue with

the property owner who wants to build. She noted it is not appropriate for the City to get involved or to put conditions on the rezoning to address that particular issue.

Staff have also compared the bulk of the building to what would be allowed under the existing R4 zoning. In terms of building height, the building would comply with the two-story, thirty-five foot height limit. The proposed seven-foot, eight-inch "western" side yard setback is about three feet less than the required side yard. Due to the length of the building, a "depth penalty" would apply, increasing the required side yard by at least three feet beyond the normal eight-foot side yard. However, if approved as a planned unit development, these setback standards would not apply. Staff further note that the a lot line adjustment or lot combination will be required, as the new four-unit building is proposed over property lines inside the project site.

The new building would include eight-inch siding proposed on the first floor and narrower four-inch siding proposed above, generally matching the siding type of the other buildings on-site. The UDC has indicated that the vinyl siding is not appropriate and that the applicant needs to use an alternate siding material. Plans indicate that the existing buildings include painted wood siding, though the applicant's plans do not indicate whether the Jenifer Street facing buildings will be repainted or resided.

Decorative split face concrete block veneer is proposed as a base material on certain facades, and staff request that all primary exterior materials be clearly labeled on sign-off plans. Staff are concerned about the height and treatment of the exposed foundation walls, particularly on the 433 Cantwell Court and 1526 Jenifer Street buildings. These foundations are within close proximity of the public sidewalk and are estimated to be approximately six feet tall in some places. Staff recommend that final plans include some sort of decorative treatment on these highly visible foundation walls to improve its character. This could include the block veneer proposed for the new building or other material approved by the Urban Design Commission and Planning Division staff. The landscape plan includes some foundation plantings that could potentially soften this edge. Dimensioned elevation drawings should be provided as part of sign-off.

The new site plan for the Thornton Avenue site includes a series of private sidewalks providing pedestrian and wheelchair access across this site. At present, no such connections exist. The plan includes a significant amount of impervious pavement and zoning staff has noted that further calculations for usable open space must be provided. Useable open spaces include porch and patio areas and upper floor decks.

The Urban Design Commission has granted initial approval for both project sites. The Marquette Neighborhood Association (MNA) has reviewed the original and revised requests. Their review letters are attached. In summary, the MNA is supportive of the rehabilitation of the Jenifer Street-facing buildings, however, the board prefers the house at 430 S. Thornton Ave not be moved. If the move is approved, the MNA board states they do not support a new structure with more massing than any of the individual existing structures on Jenifer Street.

Zoning Text

The applicant has submitted zoning texts for both development sites. Staff request the applicant clarify that the maximum building height will be "as shown on approved" plans and eliminate more general language allowing building height "up to three stories."

Lot Line Adjustments

The new building is proposed across property lines owned by the applicant. City Building Inspection staff have noted that with four residential units, this building would be subject to commercial building codes, and therefore, the building cannot be sited on top of a property line. At a minimum, a lot line adjustment would be necessary, though staff believe it would be preferable to combine each of the four parcels into one parcel. The site is proposed to function as one residential development, similar to a planned residential development. The buildings would be physically connected to each other via shared-underground parking and therefore, it would be preferable for the underlying property to remain under the same ownership.

Conformance with Adopted Plans

The Comprehensive Plan recommends medium density residential uses for both sites. That recommendation includes a general density range of 16 to 40 du/ac (dwelling units per acre). With (16) units proposed on roughly 0.34 acres, the Thornton Avenue site has a calculated density of 47 du/ac. This is slightly higher than the general recommended density range. Staff note that this site currently has a density of 41 du/ac, with 14 total dwelling units. The Jenifer Street site includes four (4) total units on 0.16 acres and has a density of 25 units per acre.

The plan specifically includes duplexes and two-flat buildings as recommended housing types. Multi-unit dwellings are also recommended if compatible in scale and character with other neighborhood buildings. In considering this design compatibility, both projects have received initial approval from the Urban Design Commission and the relocation to Jenifer Street has received the necessary approval from the City Landmarks Commission. Though as stated above, surrounding neighbors and the neighborhood association object to increasing the building mass at this location.

The Marquette-Schenk-Atwood Neighborhood Plan also recommends medium density residential uses for these sites. There are no specific redevelopment recommendations for either site, though the neighborhood plan states that “new construction should be compatible with the surrounding environment in terms of bulk, scale, and style of nearby buildings to ensure that the architectural and historical character of the neighborhood is retained.”

Project Phasing and Implementation

There are requests to establish phasing conditions to ensure significant progress is made on renovation of the Jenifer Street-facing buildings, prior to new projects beginning on this site. The Marquette Neighborhood Association (MNA) has requested that these buildings be brought close to a “habitable” condition prior to the moving of the two-unit residence and construction of the new building. The City Building Inspection Division has also provided correspondence requesting similar conditions. Staff note that the applicant has been working to address official notices from the Building Inspection Division, and progress towards these are addressed in correspondence from that Division.

In considering phasing and implementation, the zoning code specifies that planned unit developments shall include suitable assurances that each phase could be completed in a manner which would not result in an adverse effect upon the community as a result of termination at that point (Sec 28.07(6)(f)(4)). Therefore, Planning Division staff believe a phasing requirement could be established to provide assurances that the ongoing renovations are completed. The zoning code also requires proof of financing capability as part of the information reviewed for the approval of Specific

Implementation Plans (Sec 28.07(6)(g)(3)(a)(x)). Staff recommends that such assurances be provided per the condition listed in the recommendation section of this report.

Additional Clarification

A small portion of the property boundary shown in the drawings for the Jenifer Street site does not exactly correspond to city parcel data. This discrepancy is small and doesn't impact setback or other calculations, but staff recommend the applicant provide a clarification.

Conclusion

The applicant requests related approvals for two zoning map amendments and the relocation of an existing residence. The plans have been revised to better match the surrounding context, and staff note that the applicant has received initial approval on both zoning map amendments from the Urban Design Commission. The Landmarks Commission issued a Certificate of Appropriateness to relocate the existing two-unit residence onto 1144-48 Jenifer Street, a property within the Third Lake Ridge Historic District.

However, there are concerns regarding these proposals. The Marquette Neighborhood Association (MNA) has stated its preference to not move the residence at 430 S. Thornton Ave. If the move is approved, the MNA board letter states they do not support a new structure with more massing than any of the individual existing structures on Jenifer Street. While similar in mass to the aforementioned structures, the proposed building is wider, longer, and has slightly taller roof peaks.

Another issue raised by the neighborhood association and City Building Inspection Division is the progress of the ongoing rehabilitation of the three structures at the Thornton Street Site. These structures have been unoccupied for some time as renovations are not complete. Phasing and financing assurances are required for planned unit developments and specific conditions of approval have been recommended to address these issues.

In giving consideration to the adopted plans, staff believe the building relocation to the 1148 Jenifer Street site is consistent with applicable recommendations. For the Thornton Avenue site, the existing and proposed density are slightly higher than the plans' general density recommendations, though staff does not believe the slight increase in density is necessarily problematic in itself. Staff believe a more important consideration is the design compatibility of the proposed building. While consistent in overall character, the new four-unit residence is a much larger structure than the building to be moved. Multi-unit dwellings are recommended in the Comprehensive Plan if compatible in scale and character with other neighborhood buildings. In considering compatibility, the recommendation of the City's Urban Design Commission and comments from the Marquette Neighborhood Association differ in regard to this issue. While the City's Urban Design Commission has granted initial approval, the neighborhood association and some surrounding neighbors do not support the mass and bulk of the proposed building.

Planning Division staff believe these proposals potentially meet the applicable review standards, though the Plan Commission will need to carefully consider the submitted materials and public hearing testimony in making their recommendation, especially as it relates to bulk, mass, and design of the building proposed for 430 S. Thornton Avenue. Staff believe that other issues noted in this report could be addressed through the proposed conditions of approval.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are Shaded

Planning Division Recommendation (Contact Kevin Firchow, 267-1150)

If the Plan Commission can find the proposed projects are in conformance with the standards for approval for demolition permits, zoning map amendments and planned unit developments, the Planning Division recommends the Plan Commission forward substitute Zoning Map Amendment 3411, rezoning 430 & 434 S. Thornton Avenue, 433 Cantwell Court, and 1526 Jenifer Street from R4 (General Residence District) to PUD-GDP-SIP and substitute Zoning Map Amendment 3413, rezoning 1148 Jenifer Street from R4L (Limited General Residence District) and R4A (Limited General Residence District) to PUD-GDP-SIP (Planned Unit Development-General Development Plan-Specific Implementation Plan ordinances to the Common Council with recommendations of **approval**. These recommendations are subject to input at the public hearing, below conditions recommended by the planning division, and the conditions recommended by other reviewing agencies.

Planning Division conditions apply to both sites, as noted below:

1. If conditions of approval are not met, the zoning shall revert back to current zoning.
2. That the applicant submit proof of financing and an executed contract with a construction firm, which provides assurances that the project will be completed once started, in a form acceptable to the Director of the Department of Planning and Community and Economic Development prior to the sign-off and recording of the PUD and any permits being issued, except for continued work on the three buildings as noted in condition 3, below.
3. That the applicant submit a phasing plan providing assurances that substantial progress be made on the building renovations underway at 434 S. Thornton Street, 433 Cantwell Court, and 1526 Jenifer Street prior to commencing the relocation or any improvements on the building at 430 S. Thornton Street. At a minimum, this plan shall specify that all siding work be completed and that windows and doors shall be installed. The phasing plan shall also specify that site grading and landscaping along the Jenifer Street and Thornton Avenue frontages be completed. All outstanding notices from building inspection shall also be corrected. The phasing plan shall be approved by the Director of the Planning Division and final approval and recording of the zoning map amendments or issuance of building relocation permit(s) shall not be granted until the actions prescribed on that plan have been completed.
4. That final sign-off elevation drawings specify the overall height of each building, and the adjacent building at 429 Cantwell Court, measured from the top of the foundation wall to the midpoint between the roof peak and eave, for approval by Planning Division Staff. Plans showing existing grades on the site shall also be provided. The applicant's final sign-off plans shall include dimensioned elevation drawings for all sides of the building that label the finished-grade elevations at the building corners for approval by staff.
5. That all exterior materials for each building be specified on elevation drawings for the approval of Planning Division staff. The exposed foundation walls shall incorporate a more decorative finish, for approval by Planning Division staff.

6. That the zoning texts for both 1144-48 Jenifer Street and 430 S. Thornton Avenue (et. al.) be amended to remove references to “three-story” maximum building height. Maximum building height shall be as shown on approved plans.
7. That the applicant record a certified survey map, combining these four parcels into one.
8. That Planning Division staff approve the final landscape plan.
9. That the applicant satisfies the conditions of approval of the Urban Design Commission prior to the final staff approval of the project and the issuance of building permits.
10. That the conditions approved by the Landmarks Commission be met. These conditions are:
 - a) All new and existing porch steps on the relocated house are to be built with risers.
 - b) Framed lattices are to be installed under the steps and porches.
 - c) All new materials used on changes to the back and side of the relocated house to match the existing.

11. That the applicant verifies the property boundary shown on the 1144 –1148 Jenifer Street property. There appears to be a discrepancy between the submitted drawings and the City’s parcel drawing.

The following conditions have been submitted by reviewing agencies:

City Engineering Division (Contact Janet Dailey, 261-9688)

Major Non/Standard Comments – Thornton Avenue Site

12. It is unclear how the proposed underground parking shall safely drain runoff. Prior to approval, provide an acceptable plan to the City Engineer for approval. Any proposed pumping of stormwater shall be designed and stamped by a Professional Engineer or a Licensed Master Plumber.
13. The new building will require a Cantwell Court address to be approved and provided by the Engineering Mapping Division. Contact Lori Zenchenko at 266-5952 or lzenchenko@cityofmadison.com
14. According to City of Madison records, the existing dwelling unit at 433 Cantwell Court is contained within the existing five unit Condominium Plat recorded as Yahara Park Condominiums. All appropriate condo removal, amendment and/or addendum documents and associated applications shall be made as necessary. All final addresses matching proposed unit build outs will be assigned and approved at that time.

Major Non/Standard Comments – 1144-48 Jenifer Street Site

15. Each building on the lot shall have a separate sanitary sewer lateral.

16. If this rezone is approved, for future driveway approvals and assessment needs, provide Engineering Mapping a copy of the recorded shared private driveway agreement involving all affected property owners as indicated on this proposed site plan. Recording this amended shared private driveway agreement involving all parties, would presumably supercede the existing shared driveway agreement of record for the properties at 1148 & 1150 Jenifer Street.
17. If this rezone is approved, the letter of intent indicates a future Condominium application. Complete site plan review and final address approvals will be determined at that time.
18. According to City of Madison parcel records, the existing dwelling unit shown with an address of "1140" on this plan should be "1142".

General & Standard Comments – Thornton Avenue Site

19. Submit a PDF of all floor plans to Lori Zenchenko lzenchenko@cityofmadison.com so that a preliminary interior addressing plan can be developed. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.
20. Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation. The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. This permit application is available on line at:
<http://www.cityofmadison.com/engineering/permits.cfm>
21. The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
22. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
23. All work in the public right-of-way shall be performed by a City licensed contractor.
24. The site plans shall be revised to show the location of all rain gutter down spout discharges.
25. If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
26. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed

contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.

27. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division. (Lori Zenchenko) lzenchenko@cityofmadison.com. The digital copies shall be drawn to scale and represent final construction including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. All other levels (contours, elevations, etc) are not to be included with this file submittal. Email file transmissions are preferred. The digital CAD file shall be to scale and represent final construction. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format. Please include the site address in this transmittal.
28. Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
29. Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
30. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.

General & Standard Comments – 1144-48 Jenifer Street Site

31. Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation. The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. This permit application is available on line at: <http://www.cityofmadison.com/engineering/permits.cfm>
32. The Applicant shall replace all sidewalk and curb and gutter which abuts the property that is damaged by the construction or any sidewalk and curb and gutter that the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
33. All work in the public right-of-way shall be performed by a City licensed contractor.
34. The site plans shall be revised to show the location of all rain gutter down spout discharges.
35. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed

contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.

36. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division. (Lori Zenchenko) lzenchenko@cityofmadison.com. The digital copies shall be drawn to scale and represent final construction including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. All other levels (contours, elevations, etc) are not to be included with this file submittal. Email file transmissions are preferred. The digital CAD file shall be to scale and represent final construction. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format. Please include the site address in this transmittal.
37. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.

Traffic Engineering Division (Contact John Leach, 267-8755)

Major Non/Standard Comments – 1144-48 Jenifer Street Site

38. A condition of approval shall be that no residential parking permits shall be issued for *1144 Jenifer Street*, this would be consistent with other projects in the area. In addition, the applicant shall inform all tenants of this facility of the requirement in their apartment leases and record in zoning text. The applicant shall note in the Zoning Text that no residential parking permits shall be issued. In addition, the applicant shall submit for 1144 Jenifer Street a copy of the lease noting the above condition in the lease when submitting plans for City approval.

General & Standard Comments – Thornton Avenue Site

(No standard comments were submitted for the 1144-1148 Jenifer Street site)

39. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
40. The intersection shall be so designed so as not to violate the City's sight triangle preservation requirement which states that on a corner lot no structure, screening, or embankment of any kind shall be erected, placed, maintained or grown between the heights of 30 inches and 10 feet above the curb level or its equivalent within the triangle space formed by the two intersecting street lines or their projections and a line joining points on such street lines located a minimum of 25 feet from the street intersection in order to provide adequate vehicular vision clearance.
41. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.

42. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Zoning Administrator (Contact Pat Anderson, 266-5978)

General & Standard Comments: Thornton Avenue Site

43. Provide 16 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area.

44. Identify Useable Open Space areas and area calculations on final plans.

45. No landscape elements shall be maintained between the heights of 30 inches and 10 feet above the curb level within the 25' vision triangle of a street corner. Within 10' from a driveway crossing of a street lot line, any landscaping/screening shall not exceed 2' in height for vision clearance.

General & Standard Comments: 1144-48 Jenifer Street Site

46. Provide 4 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area.

47. Identify qualifying Useable Open Space areas and area calculations.

48. Meet all applicable State accessible requirements, including but not limited to:

- a. Provide a van accessible stalls striped per State requirements. A van accessible stall 8' wide with an 8' striped out area adjacent.
- b. Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
- c. Show the accessible path from the stalls to the building, If only one stall is provided, accessible path shall be on the passenger side of the stall. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.

49. Zoning text refers to a R-4H zoning district, which does not exist. Work with zoning staff to correct technical errors in the submitted zoning text for this SIP.

50. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards.

51. Provide a complete set of plans that are consistent with one another, site plan, floor plans and all elevation views.

Water Utility (Contact Dennis Cawley, 261-9243)

General & Standard Comment: Thornton Avenue Site

52. The proposed public water main and laterals shall be installed by standard City of Madison Subdivision Contract. This property is not in a Wellhead Protection District. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

General & Standard Comments: 1144-48 Jenifer Street Site

53. A separate water service lateral connected to the public water main in Jenifer Street shall be installed to serve this relocated building. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Parks Division (Contact Tom Maglio, 266-6518)

Major Non/Standard Comments – Thornton Avenue Site

54. The developer shall pay park fees for the two additional mf units, totaling \$3,986.10 for park dedication and development fees.

55. The developer must select a method for payment of park fees before signoff on the rezoning.

Major Non/Standard Comments – 1144-1148 Jenifer Street Site

56. The developer shall pay park fees one additional unit, totaling \$3,122.65 for park dedication and development fees.

57. The developer must select a method for payment of park fees before signoff on the rezoning.

Fire Department (Contact Scott Strassburg, 261-9843)

This agency did not submit a response to these requests. Please contact the department on questions regarding compliance with applicable building and fire codes.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit a response to these requests.