

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



Yaharaview Condominiums

430 South Thornton Avenue
434 South Thornton Avenue
1526 Jenifer Street
433 Cantwell Court
Madison, WI 53704

Zoning Text

Legal Descriptions:

PROPERTY ADDRESS: 430 S. Thornton Ave.

Parcel Number: 071007216073

Cantwells replat, being all of Lots 2,4,5 & part of Lots 1,3,6 & 7, Blk 237

Original Plat Lot 23 & that part of Blk 237

Frarwells replat lying betw lot 23,Cantwells replat & SWLY Line of Thornton Ave. & Betw Cont. of NWLY & SELY Line of Lot 23 to SWLY Line of Thornton Ave.

PROPERTY ADDRESS: 434 S. Thornton Ave.

Parcel Number: 071007216304

Cantwells replat, being all of Lots 2,4,5 & part of Lots 1,3,6 & 7, Blk 237

Original Plat Lot 26 & all that part of Blk 237

Frarwells replat lying betw SD lot 26 & SWLY Line of Thornton Ave. &

Betw Cont. of NWLY & SELY Line of SD Lot 26 to SWLY Line of Thornton Ave.

PROPERTY ADDRESS: 1526 Jenifer St.

Parcel Number: 071007216297

Cantwells replat, being all of Lots 2,4,5 & part of Lots 1,3,6 & 7, Blk 237

Original Plat

PROPERTY ADDRESS: 433 Cantwell Ct.

Parcel Number: 071007216289

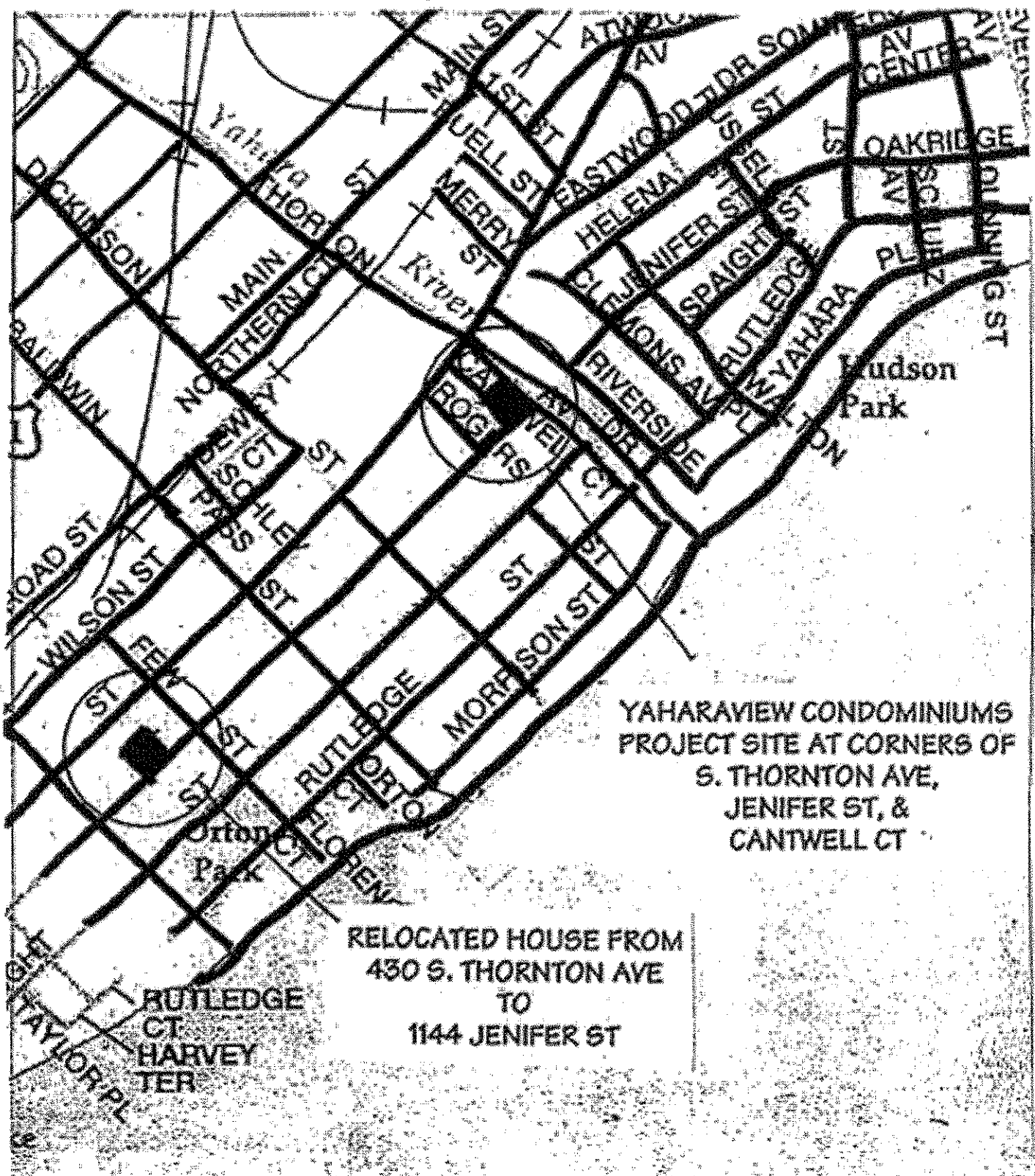
Cantwells replat, being all of Lots 2,4,5 & part of Lots 1,3,6 & 7, Blk 237

Original Plat, now known as Yahara Park Condominiums, a condominium as declared

And recorded in Dane County Register of Deeds as Document 4192228, Notation Parcel Only, assessed with all units within SD CDM, see 0710-072-41.:

- A. Statement of Purpose: This zoning district is established to allow for the construction of four residential buildings and shared parking structure.

- B. Permitted Uses:
 - 1. Those that are stated as permitted uses in the R4 District.
 - 2. Uses accessory to permitted uses as permitted in the R4 District.
- C. Lot Area 14,911 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 R6 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 R4 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.



YAHARAVIEW CONDOMINIUMS
PROJECT SITE AT CORNERS OF
S. THORNTON AVE,
JENIFER ST, &
CANTWELL CT

RELOCATED HOUSE FROM
430 S. THORNTON AVE
TO
1144 JENIFER ST

RUTLEDGE
CT
HARVEY
TER

December 17, 2008

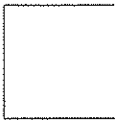
S008011

Yeh-Nevins Construction
 430 S. Thornton Avenue
 434 S. Thornton Avenue
 1526 Janifer Street
 433 Cantwell Court

Project Description:
 Renovation of (3) Existing 4-Unit Residential Buildings, Construction of (1) 20-Unit 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	Residential Unit #5	Residential Unit #6	Residential Unit #7	Residential Unit #8	Residential Unit #9	Residential Unit #10	Residential Unit #11	Residential Unit #12	Residential Unit #13	Residential Unit #14	
434 S. Thornton Avenue																				
Lower Level Common Building Area	325 sf																			
Unit #1 Lower Level	612 sf					612 sf														
Unit #2 Lower Level	612 sf						612 sf													
First Floor Common Building Area		71 sf																		
Unit #1 First Floor		760 sf				760 sf														
Unit #2 First Floor		760 sf					760 sf													
Second Floor Common Building Area			81 sf																	
Unit #1 Second Floor			755 sf					755 sf												
Unit #2 Second Floor			755 sf					290 sf												
Unit #3 Third Floor				290 sf																
Unit #4 Third Floor				290 sf																
Total	1,548 sf	1,591 sf	1,591 sf	580 sf	5,311 sf															
1526 Janifer Street																				
Lower Level Common Building Area	325 sf																			
Unit #5 Lower Level	612 sf								612 sf											
Unit #6 Lower Level	612 sf									612 sf										
First Floor Common Building Area		71 sf																		
Unit #5 First Floor		760 sf																		
Unit #6 First Floor		760 sf																		
Second Floor Common Building Area			81 sf																	
Unit #5 Second Floor			755 sf																	
Unit #6 Second Floor			755 sf																	
Unit #7 Third Floor				290 sf																
Unit #8 Third Floor				290 sf																
Total	1,548 sf	1,591 sf	1,591 sf	580 sf	5,311 sf															
433 Cantwell Court																				
Lower Level Common Building Area	325 sf																			
Unit #9 Lower Level	612 sf																			
Unit #10 Lower Level	612 sf																			
First Floor Common Building Area		71 sf																		
Unit #9 First Floor		760 sf																		
Unit #10 First Floor		760 sf																		
Second Floor Common Building Area			81 sf																	
Unit #9 Second Floor			755 sf																	
Unit #10 Second Floor			755 sf																	
Unit #11 Third Floor				290 sf																
Unit #12 Third Floor				290 sf																
Total	1,548 sf	1,591 sf	1,591 sf	580 sf	5,311 sf															
430 S. Thornton Avenue																				
Open Parking Garage Area	3432 sf																			
Unit #13 First Floor		843 sf																		
Unit #13 Second Floor		843 sf																		
Unit #14 Second Floor		828 sf																		
Unit #14 Third Floor		828 sf																		
Unit #13 Third Floor			295 sf																	
Unit #14 Third Floor			295 sf																	
Total	3,432 sf	1,686 sf	1,686 sf	570 sf	7,364 sf															
Total Building Floor Area					23,277 sf															
Project Site Area					14,911 sf															
Total Building Area					8,079 sf															
Site Coverage																				
Floor Area Ratio																				

Mark J. Schmidt
Architect
800-235-0140
202-727-1418
Fax
1912-322-9320



YAHARA VIEW LLC
18 SHEPARD TERRACE
MADISON, WI 53705

YAHARA VIEW CONDOMINIUMS
CORNER OF CANTWELL CT, JENIFER ST & S. THORNTON AVE.
MADISON, WISCONSIN

DATE	ISSUED
05/01/2011	PRELIMINARY DESIGN
06/15/2011	FINAL DESIGN
07/01/2011	CONSTRUCTION

SITE PLAN
2.1

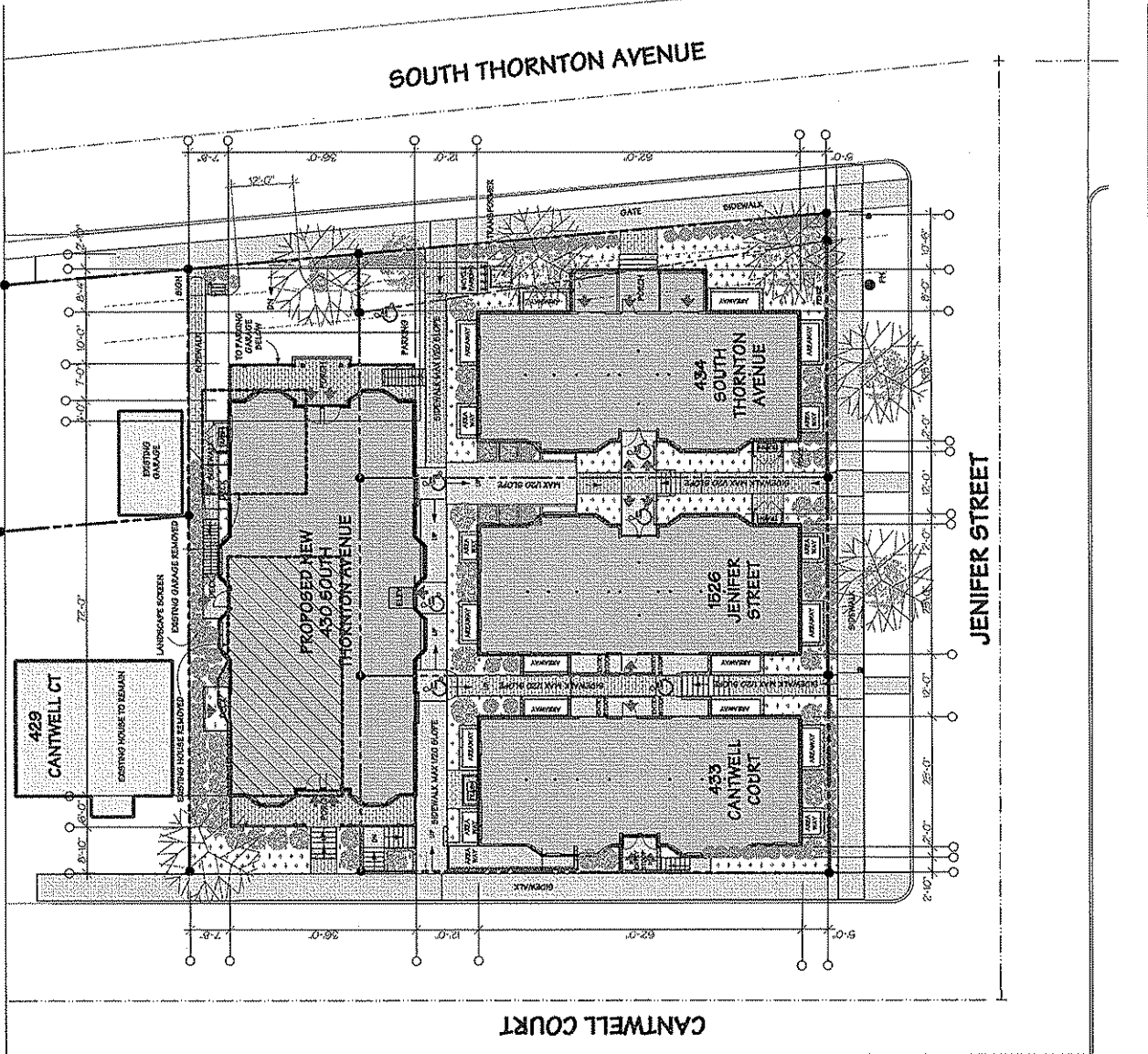
SITE PLAN NOTES:
SITE AREA: 14,911 sq ft
 1526 JENIFER ST 3,419 sq ft
 434 S THORNTON 4,228 sq ft
 433 CANTWELL COURT 3,398 sq ft
 430 S THORNTON 3,860 sq ft

BUILDING AREA CALCULATIONS:
 1526 JENIFER ST 1,890 sq ft
 434 S THORNTON 1,799 sq ft
 433 CANTWELL COURT 1,591 sq ft
 430 S THORNTON 2,836 sq ft

SCOPE OF WORK
 1- CONSTRUCT NEW BELOW GRADE PARKING LOT WITH ACCESS FROM SOUTH THORNTON AVENUE.
 2- CONSTRUCT NEW FOURTH RESIDENTIAL BUILDING ON PARKING ROOF DECK.
 3- MAKE MISC SITE IMPROVEMENTS (AND ADDING LANDSCAPING ALONG SIDE & REAR PROPERTY BOUNDARIES).
 4- PROVIDE NEW HANDICAP ACCESSIBLE SIDEWALK/RAMP TO FIRST FLOOR ENTRANCES OF ALL BUILDINGS.
 5- PROVIDE NEW INTERIOR ACCESS FROM NEW PARKING GARAGE TO EXISTING BASEMENTS.
 6- PROVIDE NEW LANDSCAPE RETAINING WALLS TO CREATE AREAWAYS TO ALLOW INSTALLATION OF NEW EXTERIOR WINDOWS IN EXISTING FOUNDATION WALLS.
 7- NOTE RECORDED EASEMENTS TO ALLOW CONSTRUCTION TO MEET WISCONSIN BUILDING CODE REGULATIONS REGARDING BUILDING SEPARATION.

CHRYSE SOUZA PROJECT ARCHITECT
MARK J. SCHMIDT ARCHITECT

CANTWELL & SOUZA MARK SCHMIDT ARCHITECT



Mark J. Schmidt Architect

225 - 227 - 1313
 520 - 297 - 1313
 1821
 800 - 226 - 0140
 8515 - 13TH AVE
 MADISON, WI 53713

YAHARAVIEW LLC

YAHARAVIEW LLC

YAHARAVIEW CONDOMINIUMS

ALTERATIONS TO

1526 JENIFER ST & 434 SOUTH THORNTON AVE
 MADISON, WISCONSIN

DATE	DESCRIPTION	BY

AREA PLAN

SHEET NO. **2.6**

SITE PLAN NOTES:

GRAPHIC SCALE: 1" = 200'

PROJECT: YAHARAVIEW CONDOMINIUMS

DATE: 02/25/2025

DESIGNER: MARK J. SCHMIDT ARCHITECTS



Mark J. Schmidt
 Architect
 800-236-0140
 920-287-1418
 1000 N. 282nd Street
 Waukegan, IL 60087

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36
37	38	39	40
41	42	43	44
45	46	47	48
49	50	51	52
53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
69	70	71	72
73	74	75	76
77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100

YAHARAWEE LLC
 10 SHEPARD TERRACE
 MADISON, WI 53705

RENOVATIONS & NEW
 YAHARAWEE CONDOMINIUMS
 CORNER OF JENNER & THOMPSON AVE
 MADISON, WISCONSIN

DATE:	06/01/09
PROJECT NO.:	070701
SCALE:	AS SHOWN
DRAWN BY:	MS/BJP

BASEMENT FLOOR PLAN
 6.0

BASEMENT FLOOR PLAN NOTES:

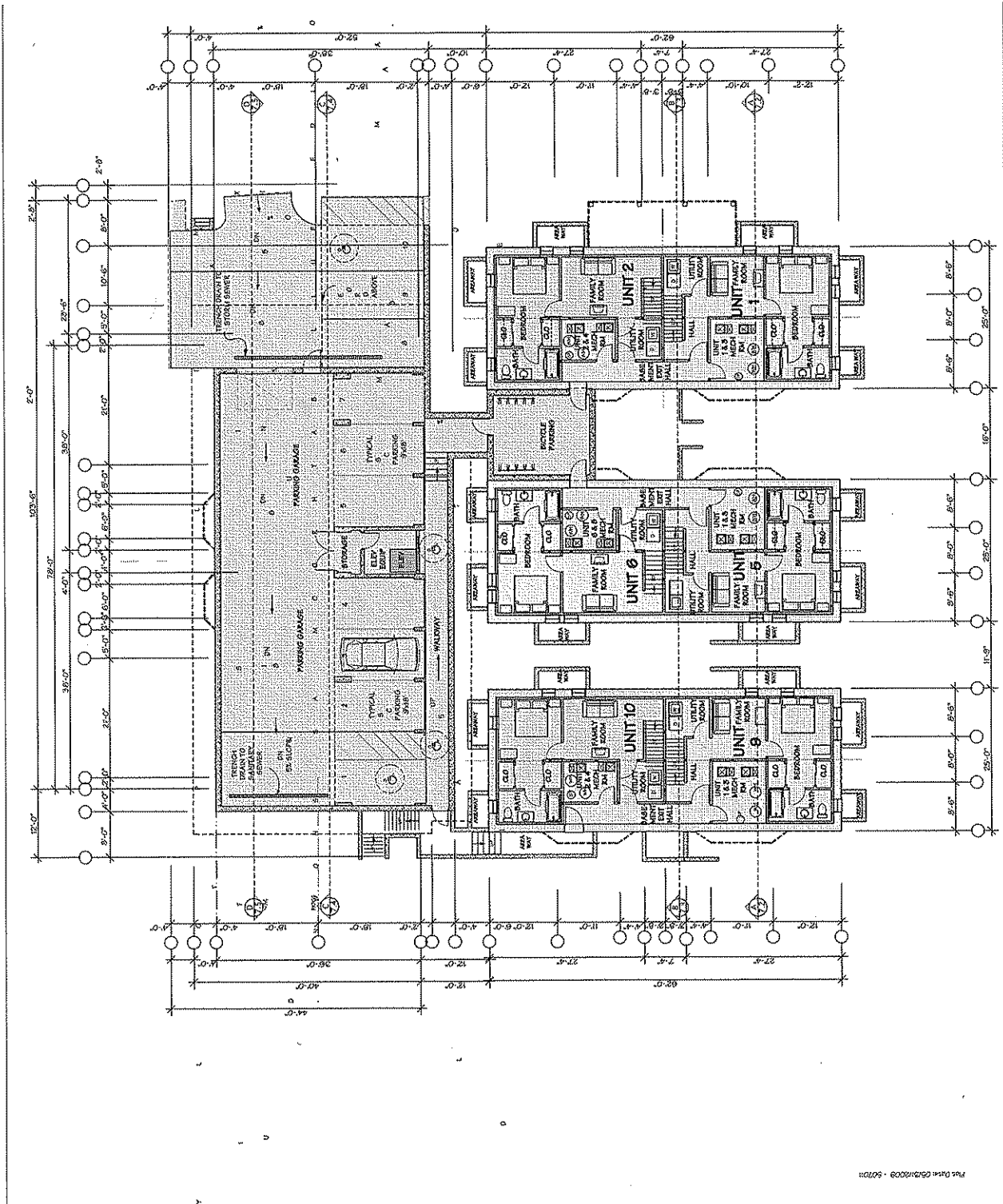
SCOPE OF WORK

- N - NEW PARKING STRUCTURE...
- E - NEW PARKING STRUCTURE...
- W - NEW PARKING STRUCTURE...
- A - NEW PARKING STRUCTURE...
- L - NEW PARKING STRUCTURE...
- U - NEW PARKING STRUCTURE...
- S - NEW PARKING STRUCTURE...
- R - NEW PARKING STRUCTURE...
- K - NEW PARKING STRUCTURE...
- T - NEW PARKING STRUCTURE...
- P - NEW PARKING STRUCTURE...

BUILDING AREA CALCULATIONS:

- D - RESIDENTIAL UNIT 1: 611 sq ft
- E - RESIDENTIAL UNIT 2: 613 sq ft
- F - RESIDENTIAL UNIT 3: 325 sq ft
- G - RESIDENTIAL UNIT 4: 1,550 sq ft
- H - RESIDENTIAL UNIT 5: 613 sq ft
- I - RESIDENTIAL UNIT 6: 611 sq ft
- J - RESIDENTIAL UNIT 7: 325 sq ft
- K - RESIDENTIAL UNIT 8: 1,550 sq ft
- L - RESIDENTIAL UNIT 9: 611 sq ft
- M - RESIDENTIAL UNIT 10: 613 sq ft
- N - RESIDENTIAL UNIT 11: 325 sq ft
- O - RESIDENTIAL UNIT 12: 1,550 sq ft
- P - RESIDENTIAL UNIT 13: 611 sq ft
- Q - RESIDENTIAL UNIT 14: 613 sq ft
- R - RESIDENTIAL UNIT 15: 325 sq ft
- S - RESIDENTIAL UNIT 16: 1,550 sq ft
- T - RESIDENTIAL UNIT 17: 611 sq ft
- U - RESIDENTIAL UNIT 18: 613 sq ft
- V - RESIDENTIAL UNIT 19: 325 sq ft
- W - RESIDENTIAL UNIT 20: 1,550 sq ft
- X - RESIDENTIAL UNIT 21: 611 sq ft
- Y - RESIDENTIAL UNIT 22: 613 sq ft
- Z - RESIDENTIAL UNIT 23: 325 sq ft
- AA - RESIDENTIAL UNIT 24: 1,550 sq ft
- AB - RESIDENTIAL UNIT 25: 611 sq ft
- AC - RESIDENTIAL UNIT 26: 613 sq ft
- AD - RESIDENTIAL UNIT 27: 325 sq ft
- AE - RESIDENTIAL UNIT 28: 1,550 sq ft
- AF - RESIDENTIAL UNIT 29: 611 sq ft
- AG - RESIDENTIAL UNIT 30: 613 sq ft
- AH - RESIDENTIAL UNIT 31: 325 sq ft
- AI - RESIDENTIAL UNIT 32: 1,550 sq ft
- AJ - RESIDENTIAL UNIT 33: 611 sq ft
- AK - RESIDENTIAL UNIT 34: 613 sq ft
- AL - RESIDENTIAL UNIT 35: 325 sq ft
- AM - RESIDENTIAL UNIT 36: 1,550 sq ft
- AN - RESIDENTIAL UNIT 37: 611 sq ft
- AO - RESIDENTIAL UNIT 38: 613 sq ft
- AP - RESIDENTIAL UNIT 39: 325 sq ft
- AQ - RESIDENTIAL UNIT 40: 1,550 sq ft
- AR - RESIDENTIAL UNIT 41: 611 sq ft
- AS - RESIDENTIAL UNIT 42: 613 sq ft
- AT - RESIDENTIAL UNIT 43: 325 sq ft
- AU - RESIDENTIAL UNIT 44: 1,550 sq ft
- AV - RESIDENTIAL UNIT 45: 611 sq ft
- AW - RESIDENTIAL UNIT 46: 613 sq ft
- AX - RESIDENTIAL UNIT 47: 325 sq ft
- AY - RESIDENTIAL UNIT 48: 1,550 sq ft
- AZ - RESIDENTIAL UNIT 49: 611 sq ft
- BA - RESIDENTIAL UNIT 50: 613 sq ft
- BB - RESIDENTIAL UNIT 51: 325 sq ft
- BC - RESIDENTIAL UNIT 52: 1,550 sq ft
- BD - RESIDENTIAL UNIT 53: 611 sq ft
- BE - RESIDENTIAL UNIT 54: 613 sq ft
- BF - RESIDENTIAL UNIT 55: 325 sq ft
- BG - RESIDENTIAL UNIT 56: 1,550 sq ft
- BH - RESIDENTIAL UNIT 57: 611 sq ft
- BI - RESIDENTIAL UNIT 58: 613 sq ft
- BJ - RESIDENTIAL UNIT 59: 325 sq ft
- BK - RESIDENTIAL UNIT 60: 1,550 sq ft
- BL - RESIDENTIAL UNIT 61: 611 sq ft
- BM - RESIDENTIAL UNIT 62: 613 sq ft
- BN - RESIDENTIAL UNIT 63: 325 sq ft
- BO - RESIDENTIAL UNIT 64: 1,550 sq ft
- BP - RESIDENTIAL UNIT 65: 611 sq ft
- BQ - RESIDENTIAL UNIT 66: 613 sq ft
- BR - RESIDENTIAL UNIT 67: 325 sq ft
- BS - RESIDENTIAL UNIT 68: 1,550 sq ft
- BT - RESIDENTIAL UNIT 69: 611 sq ft
- BU - RESIDENTIAL UNIT 70: 613 sq ft
- BV - RESIDENTIAL UNIT 71: 325 sq ft
- BW - RESIDENTIAL UNIT 72: 1,550 sq ft
- BX - RESIDENTIAL UNIT 73: 611 sq ft
- BY - RESIDENTIAL UNIT 74: 613 sq ft
- BZ - RESIDENTIAL UNIT 75: 325 sq ft
- CA - RESIDENTIAL UNIT 76: 1,550 sq ft
- CB - RESIDENTIAL UNIT 77: 611 sq ft
- CC - RESIDENTIAL UNIT 78: 613 sq ft
- CD - RESIDENTIAL UNIT 79: 325 sq ft
- CE - RESIDENTIAL UNIT 80: 1,550 sq ft
- CF - RESIDENTIAL UNIT 81: 611 sq ft
- CG - RESIDENTIAL UNIT 82: 613 sq ft
- CH - RESIDENTIAL UNIT 83: 325 sq ft
- CI - RESIDENTIAL UNIT 84: 1,550 sq ft
- CJ - RESIDENTIAL UNIT 85: 611 sq ft
- CK - RESIDENTIAL UNIT 86: 613 sq ft
- CL - RESIDENTIAL UNIT 87: 325 sq ft
- CM - RESIDENTIAL UNIT 88: 1,550 sq ft
- CN - RESIDENTIAL UNIT 89: 611 sq ft
- CO - RESIDENTIAL UNIT 90: 613 sq ft
- CP - RESIDENTIAL UNIT 91: 325 sq ft
- CQ - RESIDENTIAL UNIT 92: 1,550 sq ft
- CR - RESIDENTIAL UNIT 93: 611 sq ft
- CS - RESIDENTIAL UNIT 94: 613 sq ft
- CT - RESIDENTIAL UNIT 95: 325 sq ft
- CU - RESIDENTIAL UNIT 96: 1,550 sq ft
- CV - RESIDENTIAL UNIT 97: 611 sq ft
- CV - RESIDENTIAL UNIT 98: 613 sq ft
- CV - RESIDENTIAL UNIT 99: 325 sq ft
- CV - RESIDENTIAL UNIT 100: 1,550 sq ft

GRAPHIC SCALE: 1/8" = 1'-0"
 PROJECT: TRUE NORTH
 NORTH



Mark
Schmidt
Architect
 800 - 235 - 0140
 237 - 787 - 1418
 1414 1418
 1418 1418
 1418 1418

1

YAHARAWEW LLC
 18 SHEPARD TERRACE
 MADISON, WI 53705

RENOVATIONS & NEW
 YAHARAWEW CONDOMINIUMS
 CORNER OF JENIFER ST & THORNTON AVE
 MADISON, WISCONSIN

DATE:	18JUN20
PROJECT NO.:	050409
DATE:	18JUN20
PROJECT NO.:	050409
DATE:	18JUN20
PROJECT NO.:	050409

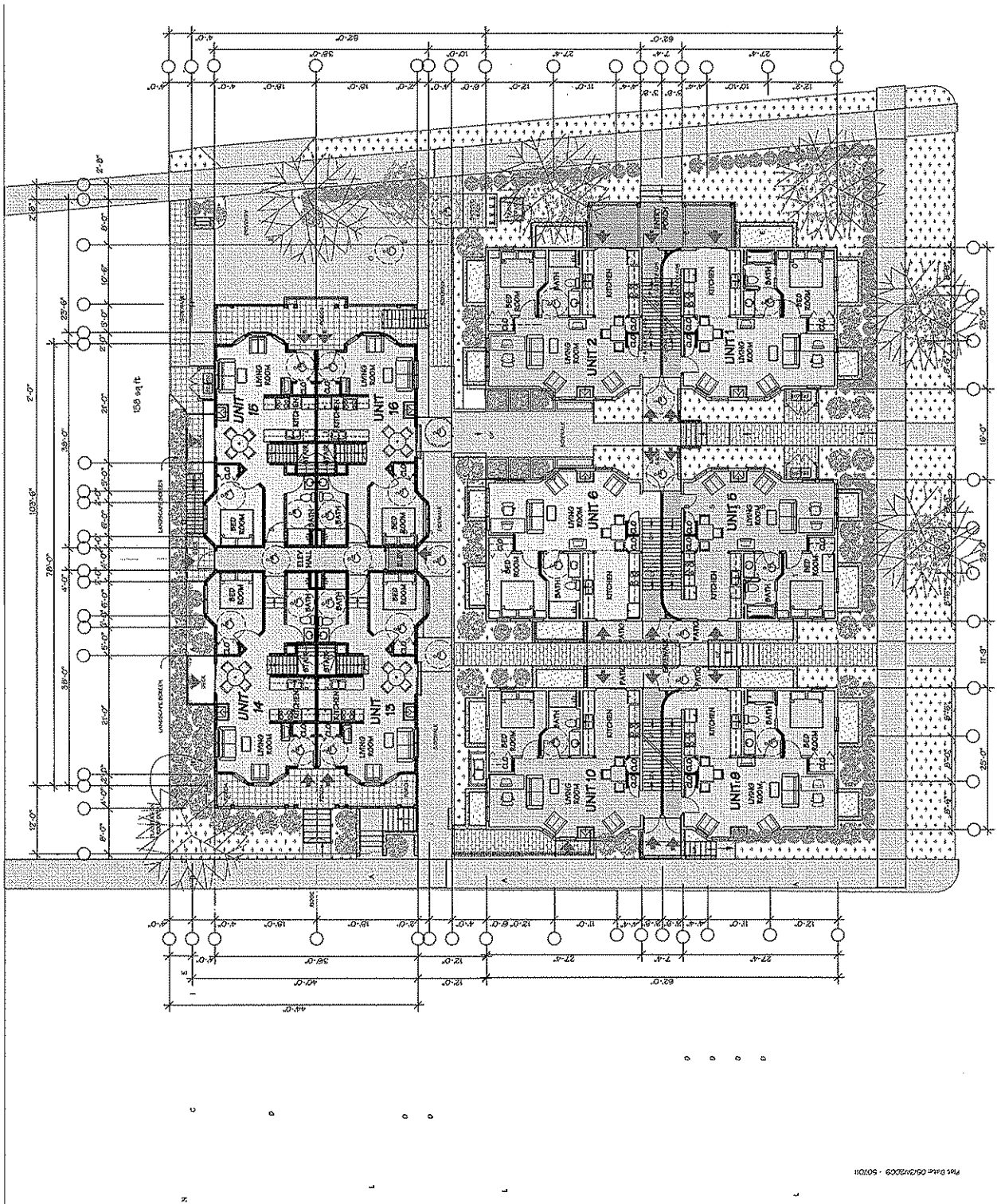
FIRST FLOOR PLAN
 SHEET NO. 63

- FIRST FLOOR PLAN NOTES:**
- SCOPE OR WORK:**
1. A, I, R, S STAIRS TO SECOND FLOOR.
 2. ROOF.
 - 3.
 4. PROVIDE NEW KITCHEN CABINETS

BUILDING AREA:

R	761 sq ft
K	759 sq ft
N	30 sq ft
M	33 sq ft
T	1,591 sq ft
K	761 sq ft
K	759 sq ft
N	33 sq ft
S	30 sq ft
T	1,591 sq ft
RESIDENTIAL UNIT 10	761 sq ft
RESIDENTIAL UNIT	759 sq ft
NORTH-SOUTH	30 sq ft
S	33 sq ft
TOTAL FLOOR AREA	1,591 sq ft
R	670 sq ft
K	669 sq ft
K	666 sq ft
K	676 sq ft
T	2,620 sq ft

GRAPHIC SCALE: 1/8" = 1'-0"
 NORTH
 PROJECT: NORTH
 SHEET: NORTH
 DATE: NORTH



SECOND FLOOR PLAN NOTES:
SCOPE OF WORK:
 1. RECREATE EXISTING UNITS BY CONSTRUCTING NEW STAIRS TO BASEMENT IN EACH APARTMENT, AND STAIRS TO SECOND FLOOR.

BUILDING AREA:

UNIT 1	749 sq ft
UNIT 2	761 sq ft
UNIT 3	47 sq ft
UNIT 4	34 sq ft
UNIT 5	1,591 sq ft
UNIT 6	749 sq ft
UNIT 7	761 sq ft
UNIT 8	47 sq ft
UNIT 9	34 sq ft
UNIT 10	1,591 sq ft
UNIT 11	761 sq ft
UNIT 12	749 sq ft
UNIT 13	34 sq ft
UNIT 14	47 sq ft
UNIT 15	666 sq ft
UNIT 16	664 sq ft
UNIT 17	735 sq ft
UNIT 18	735 sq ft
TOTAL	2,799 sq ft

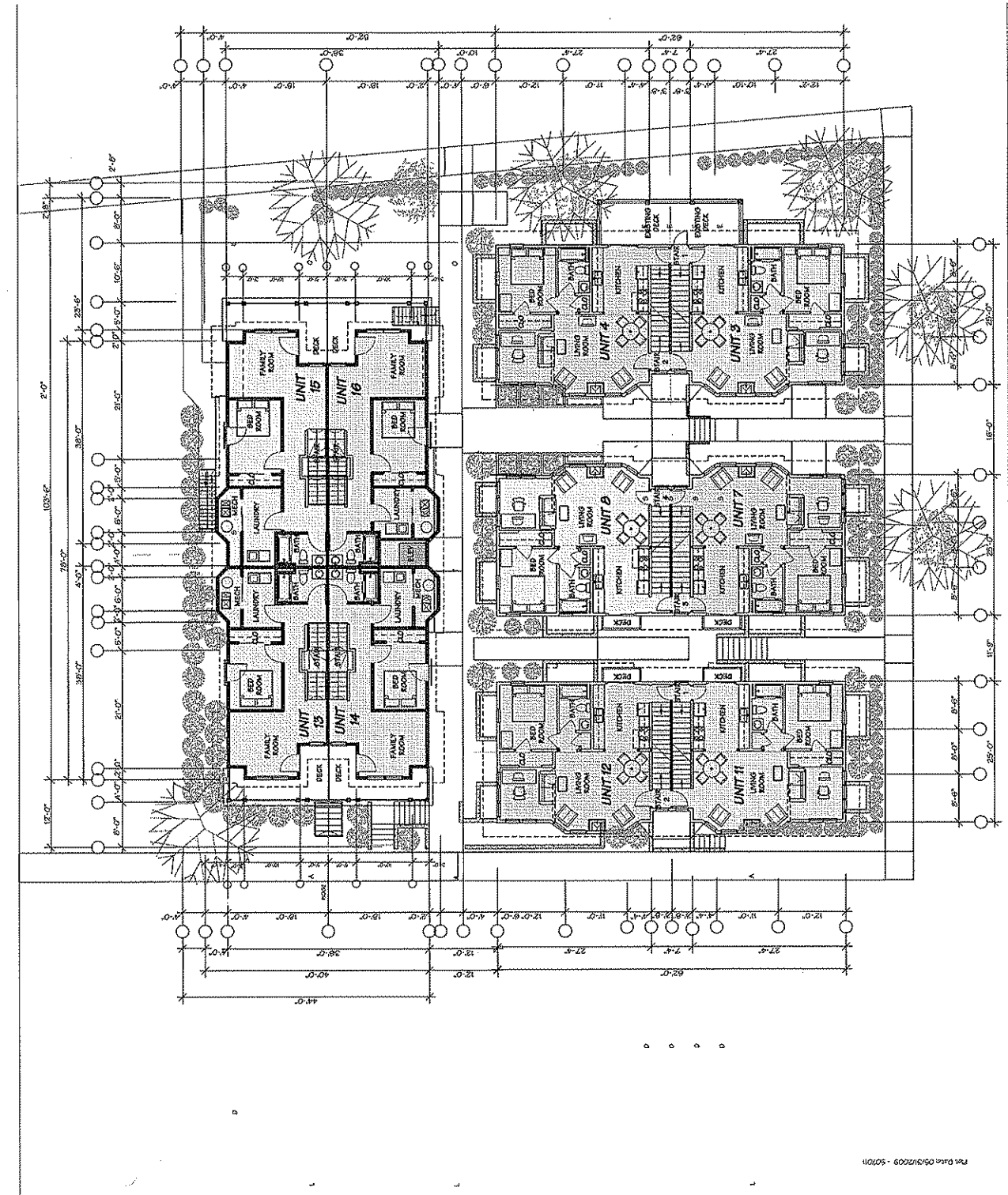
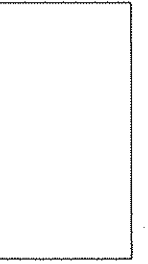
YAHARAVIEW LLC
 18 SHEPARD TERRACE
 MADISON, WI 53705

RENOVATIONS & NEW
YAHARAVIEW CONDOMINIUMS
 CORNER OF JENIFER ST & THORNTON AVE
 MADISON, WISCONSIN

DATE: 10/21/12
 DRAWN: PRESHU DESAI
 PROJECT NO: 120701

MARK J. SCHMIDT ARCHITECT
 800 - 236 - 0140
 920 - 782 - 1418
 1418 K KAHL FIELD

SECOND FLOOR PLAN
 SHEET NO. 6.2



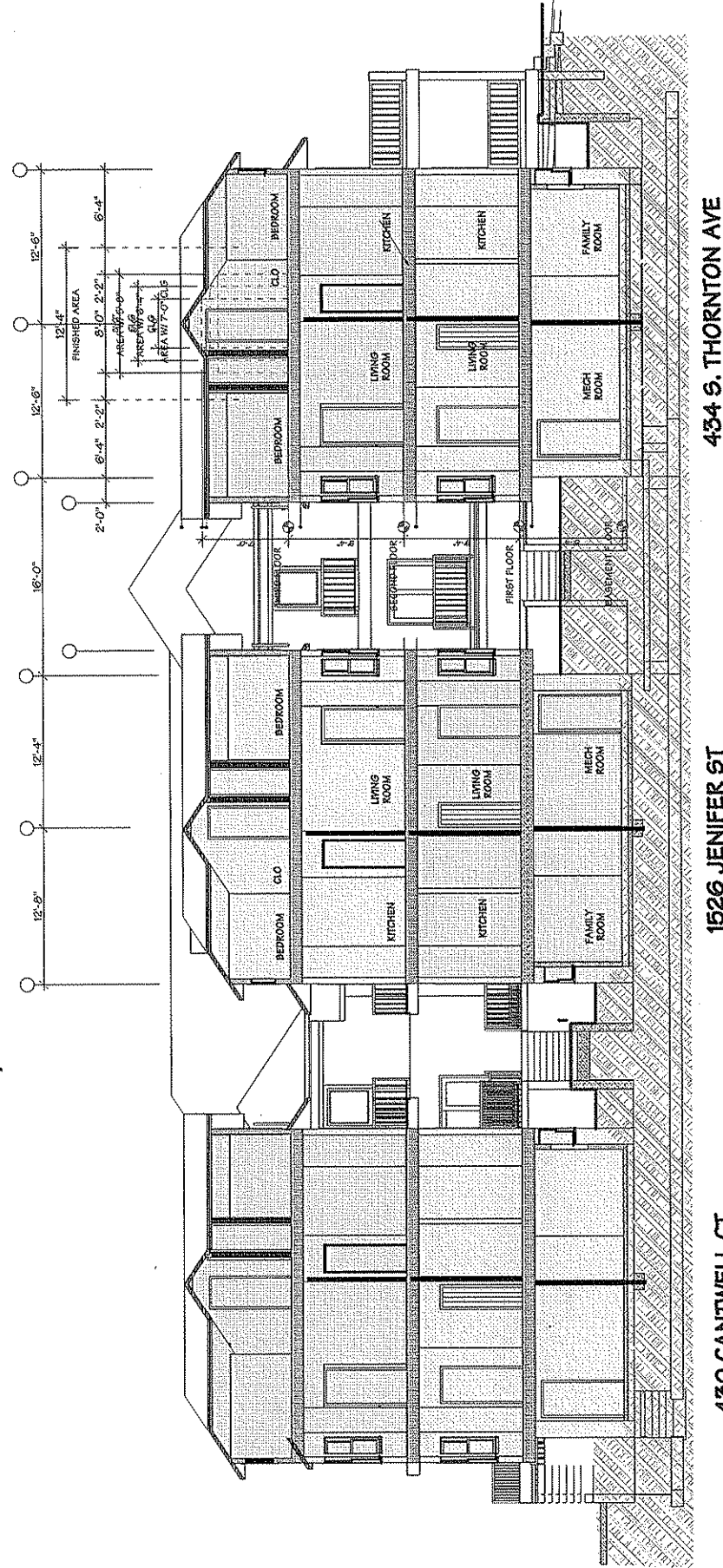
Mark J. Schmidt
 Architect
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 Phone
 920 - 787 - 1418
 Fax
 ksar@markj.schmidt.net
 e-mail
 PO Box 752
 Wausau, WI 54982

YAHARAYEW CONDOMINIUMS LLC
 ALTERATIONS TO

1526 JENIFER ST & 434 SOUTH THORNTON AVE
 WAUSAU, WISCONSIN
 YAHARAYEW CONDOMINIUMS

DATE:	12/05/03
BY:	MARK J. SCHMIDT
CHECKED BY:	MARK J. SCHMIDT
NO. OF SHEETS:	7
SHEET NO.:	7
TITLE:	SECTION

GARAGE SECTION
 7/2



434 S. THORNTON AVE

1526 JENIFER ST

430 CANTWELL CT

NORTH/SOUTH BUILDING SECTION

A-7/2

DATE PLOTTED: 12/05/03 10:00:00 AM

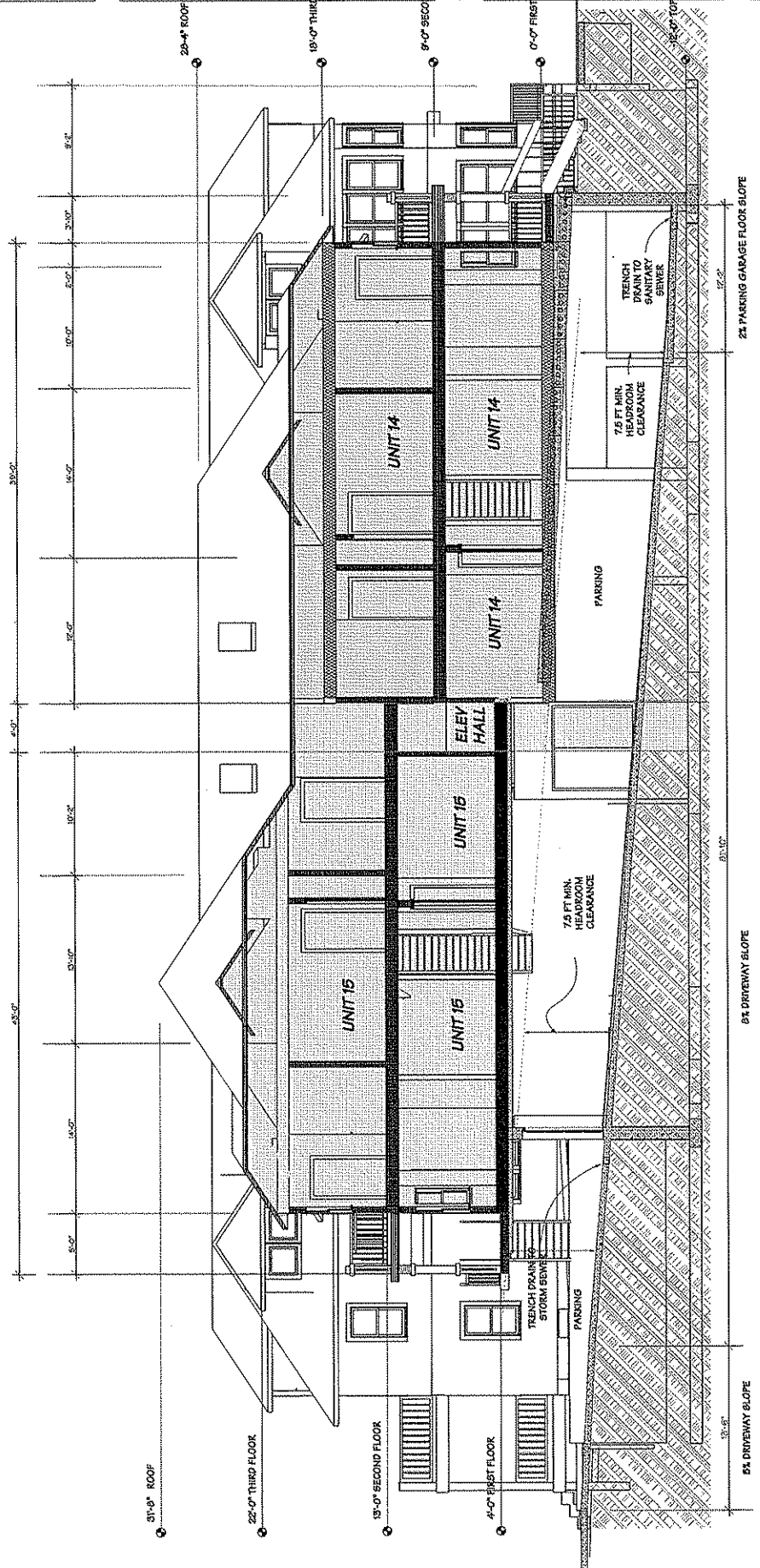
Mark J. Schmidt
 Architect
 800 - 256 - 0140
 920 - 787 - 1418
 FLOOR
 WATKINS, WI 54982
 PG BOX 762
 a-mist
 kschmidt@earthlink.net

YAHARAYEW CONDOMINIUMS LLC
 1526 JENNIFER ST & 434 SOUTH THORNTON AVE
 MADISON, WISCONSIN
 ALTERATIONS TO
 YAHARAYEW CONDOMINIUMS

1526 JENNIFER ST & 434 SOUTH THORNTON AVE
 MADISON, WISCONSIN
 ALTERATIONS TO
 YAHARAYEW CONDOMINIUMS

DATE:	03/09/19
PROJECT NO.:	K07011
DESIGNER:	189926
PREPARED BY:	
CHECKED BY:	

SCALE:	1/8" = 1'-0"
SECTION:	PARKING GARAGE SECTION
DATE:	7.5



PARKING GARAGE SECTION

D
7.5

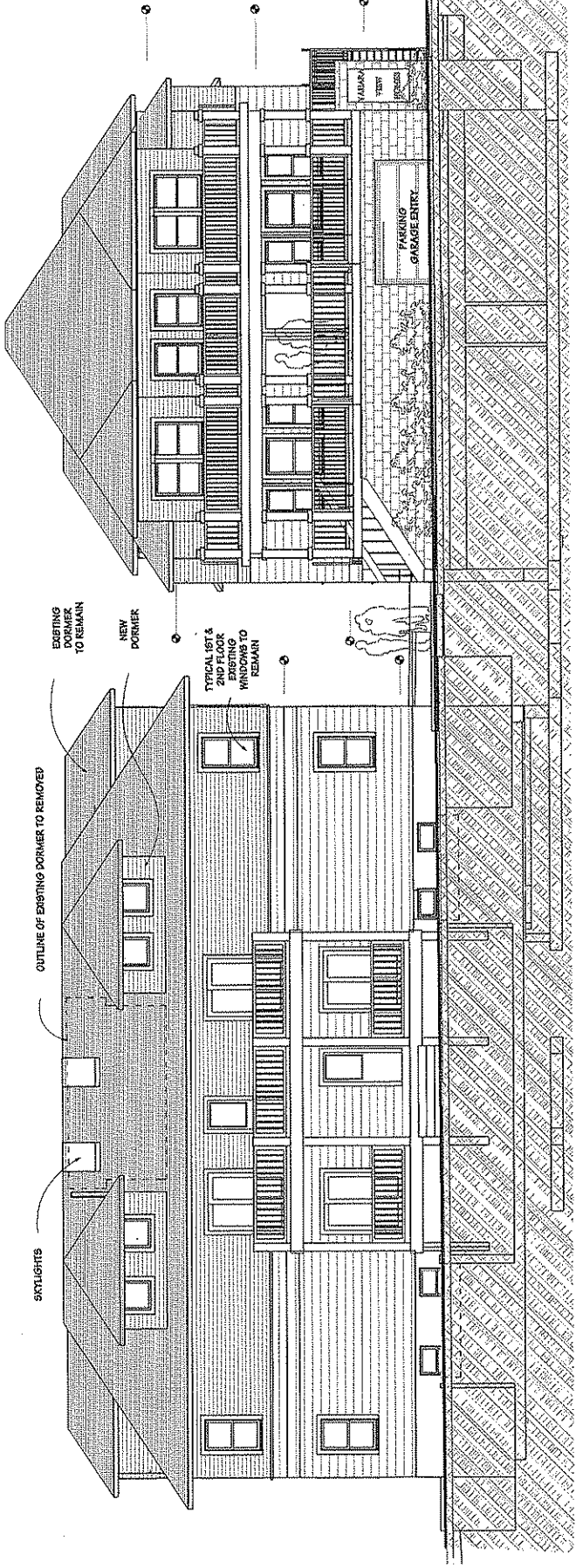
Mark J. Kimmitt
 Architect
 PO Box 762
 Watoma, WI 54982
 800-256-0140
 Phone
 920-787-1418
 Fax
 kimmitt@earthlink.net
 e-mail

YAHARAYEW CONDOMINIUMS LLC

YAHARAYEW CONDOMINIUMS
 1526 JENNER ST & 434 SOUTH THORNTON AVE
 MADISON, WISCONSIN

DATE	18/06/09
PROJECT	9/10/09 PRELIMINARY DESIGN
NO.	1077011

S. THORNTON ST
 EXTERIOR
 ELEVATIONS
 SHEET NO. 5.1



430 S THORNTON AVE

A 5.1

SOUTH THORNTON STREET

434 S THORNTON AVE

1500 N. 1st St. Suite 100
 Milwaukee, WI 53212
 Tel: 414-224-1414
 Fax: 414-224-1415
 www.yaharaweb.com

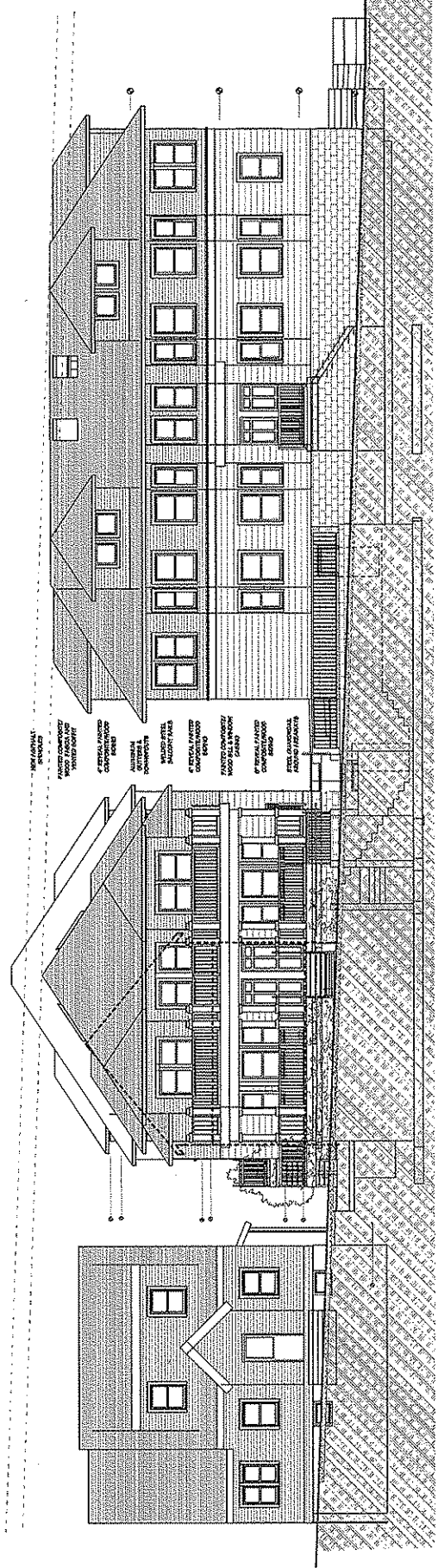
YAHARAWEB
 CONDOMINIUMS LLC

ATTENTIONS TO
 YAHARAWEB CONDOMINIUMS
 1520 JENNIFER A. RD. SOUTH THORNTON AVE
 THORNTON, WISCONSIN

DATE: 15/06/20
 DESIGN: PLAK CONSTRUCTION
 RATION:

CANTWELL CT
 EXTERIOR
 ELEVATIONS

SHEET: 8/3



* SEE SHEET 8/2 FOR
 EXTERIOR ELEVATION OF
 430 S. THORNTON AVENUE
 * SEE SHEET 8/2 FOR
 EXTERIOR ELEVATION OF
 435 CANTWELL COURT
 * SEE SHEET 8/2 FOR
 EXTERIOR ELEVATION OF
 429 CANTWELL COURT
 * SEE SHEET 8/2 FOR
 EXTERIOR ELEVATION OF
 430 S. THORNTON AVENUE
 * SEE SHEET 8/2 FOR
 EXTERIOR ELEVATION OF
 435 CANTWELL COURT
 * SEE SHEET 8/2 FOR
 EXTERIOR ELEVATION OF
 429 CANTWELL COURT

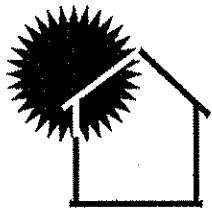
435 CANTWELL COURT

430 S. THORNTON AVENUE

429 CANTWELL COURT

CANTWELL COURT ELEVATION

8/3




**Janesville
Home &
Solar
Survey**

126 Forest Park Blvd, Janesville, WI 53545-4104
(608) 449-4376 janevtribe@charter.net



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August 5, 2009

**NEW YAHARAVIEW CONDOMINIUM AND POTENTIAL SHADING
OF BURKE O'NIEL'S PV SOLAR ELECTRIC ARRAYS**

TO: Planning Commission of the City of Madison

C/O: Navin Jarugumilli
Yaharaview LLC
18 Shepard Terrace
Madison, WI 53705

As a Wisconsin Certified PV Solar Electric Site Assessor (Certification #16), I, Neale Thompson, have been asked to comment on any possible shading of the neighbor's PV systems by the construction of the new 3-story condominium located at 430 South Thornton Avenue, Madison. Living at 421 Cantwell, Mr. Burke O'Niel raised this concern at a hearing of the Madison Planning Commission.

The output or distributed generating capability of a solar electric system depends on gaining the most of the sun's power. PV output is affected and reduced whenever there is shading of the sun's rays. The Focus on Energy Solar standards require a clear “solar window” from 9 am until 3 pm. This is the time when the predominant amount of energy is gained. Outside of this time frame, the solar gain is reduced by less intensity and also because less of the sun's power can be transmitted through the glass surface of the panel when the rays of sunlight glance at a shallow angle to the surface of a fixed-tilt array.

Mr. O'Niel's solar systems are impacted by a number of factors. First, his home is the southern-most home on Cantwell Court in the local historical district. Within the architectural rules of this protected district, he can only install panels flat to the roof's slopes. He cannot have any arrays standing up off the roof's surface. This has some effect on the system's productivity. Secondly, his roofs do not face south but rather face southeast. This has an effect on the system output. The panels on these roof slopes face the early morning sun much more than the sun of the later part of the afternoon. The panels on the house roof are about 18.5 feet taller than the garage panels so they are less affected. Thirdly, there is an over-grown lilac bush/tree about 14.5 feet southeast of the garage solar electric array that is measured to be about 6 feet taller than the base of the array.

The primary concern is for the panels on the single story garage roof. These panels are on a low-slope 3/12 14 degree roof starting at 10.5 feet of the ground and running up to the peak at 12.5 feet off the ground.

The existing three houses (421, 429, and 430) are approximately 29 feet tall. The proposed new building is estimated to be 37 feet tall, based on the plans from the architect and geometric measurements in the field. The distance from the peak of the O'Niel house to the location of the peak or ridge line of the new building along Cantwell Court is 76 feet. The distance from the O'Niel garage solar array to the determined location of the peak of the new building is 87 feet along Thornton Avenue. The estimated distance from the O'Niel garage solar array to the peak of the new building on the Cantwell Court side is 137 feet.

Overall, Burke O'Niel is trying to maximize the solar electric power at his site that is slightly constricted. The garage panels face southeast but have the row of houses in the way of the afternoon sun. Currently, the panels look over the lower 2-story garage presently behind 430 Cantwell Court for about two hours in the morning. With the new construction at 430 South Thurston, the garage panels will look toward the 37 feet tall condominium during this same time period.

To approach the analysis of any shading of the garage array in the morning, it is necessary to understand the effect of having this low-slope array facing southeast instead of due south. The attached reports from "PV Watts" (an internet based analysis tool for solar output) detail the differences in output of the two directions. Overall, the array on the O'Niel garage loses 4% compared to the same array facing South. However, the monthly output for November, December, and January lose 7.5%, 10.4%, and 10.5%, about double that of the overall loss from the southeasterly orientation. The second fact from this analysis is that November, December, and January account for 4%, 4%, and 5% of the array's annual output, about half of the statistical "average" of 8+%. Summer months account for about 12% of the annual output. This system loses much more output in the winter months than a "normal" South-facing system.

The standard 9 am to 3 pm solar window basically sweeps across the sky from the array's orientation of 135 degrees southeast to the southwest 225 degrees. This covers 6 hours or 360 minutes of time. Any modest solar gain before 9 am would not interact with the new building but would look down the street and over trees on the street and in the parkway along the river. The attached "Sun Chart" from the University of Oregon shows the angle of the sun (solar elevation), the solar direction (solar azimuth), and the time of day. This analysis follows the 9am line down to the smallest bell curves that are the three winter months. For December, the 9am line indicates the solar elevation is 12 degrees. For November and January, the solar elevation at 9 am is 15 degrees.

Besides the heights of the arrays and buildings, there is a slight uphill grade that raises the O'Niel arrays slightly. This analysis uses a 1 degree slope to calculate this factor.

For the second story house arrays, the shadow of the new building casts an angle of 9 degrees to the bottom of those arrays. Because this is less than 12 degrees of solar elevation in December, these arrays are not shaded in the morning by the new building. *

For the garage arrays, the shadow of the new building casts an angle of 16 degrees in December compared to the 12 degrees from the sun chart. This means there is some shading of the arrays in December until about 9:30 am. For November and December with 15 degrees sun elevation, there is a tiny bit of shading that theoretically lasts until 9:15 am or so. Compared to the 6 hour period from 9 am to 3 pm, December's impact covers 8% of the solar day and November/January have an impact of 4% of the solar day.

The loss of output is .32% of the annual output in December and .16% of the annual output in November and January. The loss in winter totals to .64% of the annual output. This amounts to an estimated loss of 13 kWh/year. At \$.11 per kWh, the monetary loss is about \$1.43 per year. This loss will clearly matter more to the owner of the solar systems than to the condominium developer.

The Focus on Energy PV standards also demand a 2% deduction of output from shading from snow cover in winter. Because that snow is very likely to occur in the November to January time, the morning snow shading loss would seem to minimize or at least reduce the calculated shading losses due to the new building. This is one factor that suggests the shading loss in the morning is not significant. Perhaps, the loss from shading besides the snow shading is only one-half of the calculated amount or \$.72 per year.

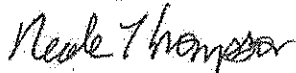
The presence of the over-grown lilac bush/tree also has a slight shadow casting an angle of 19 degrees, an angle greater than the shadow of the building. The owner stated that he could probably approach the neighbor and trim that bush but he has not done so. Even though the leaves fall off the bush in winter, the remaining branches do cast some shading on the garage array in the morning. This very small factor also suggests the shading is not significant.

My conclusion is that the new condominium building's shading of the O'Neil garage PV array is not significant. If the owner has more detailed logs of morning production in winter months for this array, that information could be considered. Still, the analysis is my best effort combining geometry, solar assessment, fieldwork, and analysis.

I hope my contribution is helpful.

Angle analysis was done by a "Construction Master IV" calculator. Field measurements were taken Monday, July 27, 2009.

Sincerely,



Neale Thompson
Janesville Home and Solar

PS. I have to mention that the proposed new condominium building also has solar potential. Businesses can gain 80% to 90+% of the costs back from a solar electric/PV investment because of state incentives, utility programs, federal tax credits, and accelerated depreciation. Only your tax accountant can determine the actual costs and tax benefits.

Attachments

Aerial photo
Architects drawings
PV Watts analysis (2)
Sun chart from University of Oregon
Photos



PROJECT NO.	100-212-000
DATE	10/11/11
SCALE	AS SHOWN
DESIGNED BY	ARCHITECTS
DRAWN BY	ARCHITECTS
CHECKED BY	ARCHITECTS
APPROVED BY	ARCHITECTS

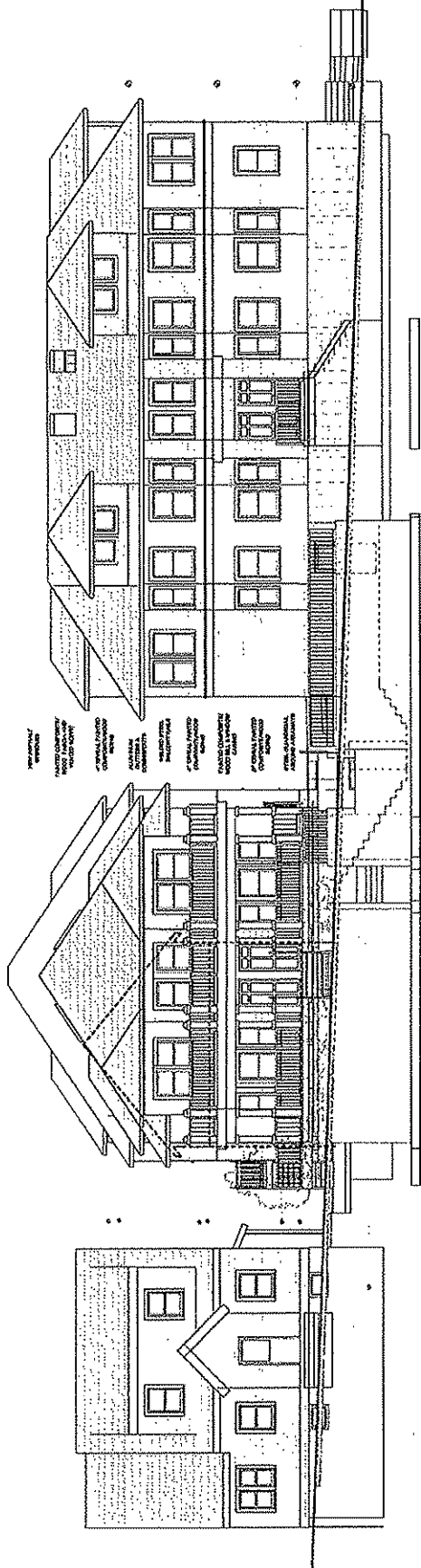
YARAWAY CONDOMINIUMS LLC

YARAWAY CONDOMINIUMS LLC

ALTERNATIVE 10
YARAWAY CONDOMINIUMS
100 SOUTH WASHINGTON
WASHINGTON, DC 20004

DATE	10/11/11
BY	ARCHITECTS
CHECKED BY	ARCHITECTS
APPROVED BY	ARCHITECTS

CANTWELL CONDOMINIUMS
ELEVATIONS
PARTIAL 8/3



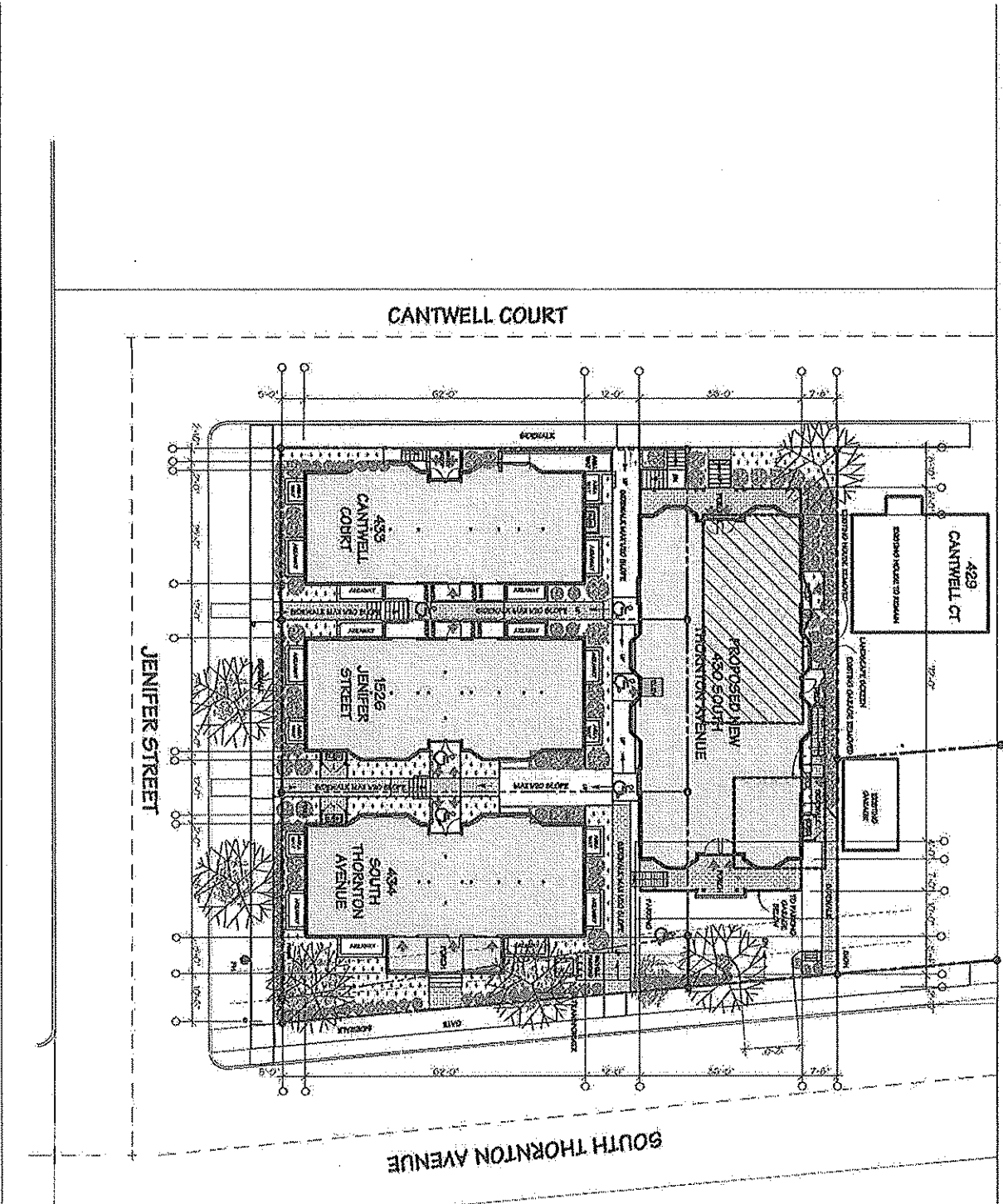
433 CANTWELL COURT

430 S. THORNTON AVENUE

429 CANTWELL COURT

CANTWELL COURT ELEVATION

C 8/3



SITE PLAN NOTES:

SITE AREA: **14,911 sq. ft.**

1526 JENIFER ST: **3,419 sq. ft.**

434 S THORNTON: **4,228 sq. ft.**

433 CANTWELL COURT: **3,398 sq. ft.**

430 S THORNTON: **3,860 sq. ft.**

BUILDING AREA CALCULATIONS:

1526 JENIFER ST: **1,590 sq. ft.**

434 S THORNTON: **1,799 sq. ft.**

433 CANTWELL COURT: **1,591 sq. ft.**

430 S THORNTON: **2,836 sq. ft.**

SCOPE OF WORK:

1. CONSTRUCT NEW BELOW GRADE PARKING LOT WITH ACCESS FROM SOUTH THORNTON AVENUE.

2. CONSTRUCT NEW FOURTH RESIDENTIAL BUILDING ON PARKING ROOF DECK.

3. MAKE MISC SITE IMPROVEMENTS AND ADJOINING LANDSCAPING ALONG SIDE & REAR PROPERTY BOUNDARIES.

4. PROVIDE NEW HANDICAP ACCESSIBLE SIDEWALKWAY TO FIRST FLOOR ENTRANCES OF ALL BUILDINGS.

5. PROVIDE NEW INTERIOR ACCESS FROM NEW PARKING GARAGE TO EXISTING BASEMENTS.

6. PROVIDE NEW LANDSCAPE RETAINING WALLS TO CREATE AREAWAYS TO ALLOW INSTALLATION OF NEW EXTERIOR WINDOWS IN EXISTING FOUNDATION WALLS.

7. NOTE RECORDED EASEMENTS TO ALLOW CONSTRUCTION TO MEET WISCONSIN BUILDING CODE REGULATIONS REGARDING BUILDING SEPARATION.



SITE PLAN
2.1

DATE:	NOV-2011
BY:	MARK J. SCHMIDT
CHECKED BY:	
SCALE:	AS SHOWN

YAHARA VIEW CONDOMINIUMS
CORNERS OF CANTWELL CT, JENIFER ST & S THORNTON AVE.
MADISON, WISCONSIN

YAHARAMEW LLC
18 SHEPARD TERRACE
MADISON, WI 53705



Mark J. Schmidt
Architect
1111
1526 JENIFER ST
MADISON, WI 53705
608-215-5143
608-215-5143
608-215-5143



**AC Energy
&
Cost
Savings**

1.8kw Garage array at 14 degrees pointing south

Station Identification	
City:	Madison
State:	Wisconsin
Latitude:	43.13° N
Longitude:	89.33° W
Elevation:	262 m
PV System Specifications	
DC Rating:	1.8 kW
DC to AC Derate Factor:	0.780
AC Rating:	1.4 kW
Array Type:	Fixed Tilt
Array Tilt:	14.0°
Array Azimuth:	180.0°
Energy Specifications	
Cost of Electricity:	11.0 ¢/kWh

Results			
Month	Solar Radiation (kWh/m ² /day)	AC Energy (kWh)	Energy Value (\$)
1	2.39	108	11.88
2	3.45	141	15.51
3	4.07	180	19.80
4	4.78	195	21.45
5	6.12	252	27.72
6	6.48	249	27.39
7	6.39	250	27.50
8	6.00	238	26.18
9	4.49	176	19.36
10	3.46	143	15.73
11	2.27	92	10.12
12	2.14	94	10.34
Year	4.34	2117	232.87

Existing 1.8 kw array at 14 degs pointing 135 SE

Station Identification	
City:	Madison
State:	Wisconsin
Latitude:	43.13° N
Longitude:	89.33° W
Elevation:	262 m
PV System Specifications	
DC Rating:	1.8 kW
DC to AC Derate Factor:	0.780
AC Rating:	1.4 kW
Array Type:	Fixed Tilt
Array Tilt:	14.0°
Array Azimuth:	135.0°
Energy Specifications	
Cost of Electricity:	11.0 ¢/kWh

Results			
Month	Solar Radiation (kWh/m ² /day)	AC Energy (kWh)	Energy Value (\$)
1	2.20	98	10.78
2	3.24	132	14.52
3	3.93	173	19.03
4	4.67	191	21.01
5	6.03	247	27.17
6	6.39	247	27.17
7	6.30	246	27.06
8	5.88	233	25.63
9	4.35	171	18.81
10	3.28	135	14.85
11	2.13	85	9.35
12	1.96	84	9.24
Year	4.20	2042	224.62

DETAILED PHOTOS



O'Niel residence on Cantwell Court



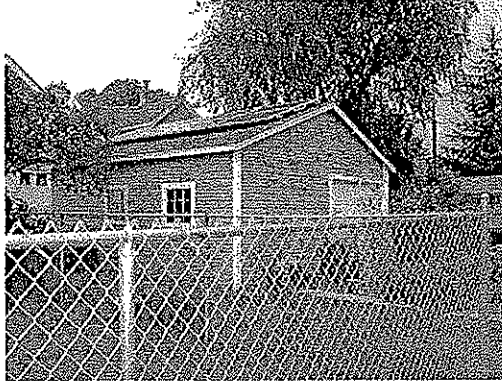
Looking approx. south from O'Niel garage roof



Solar panels on rear of house facing 140 degrees



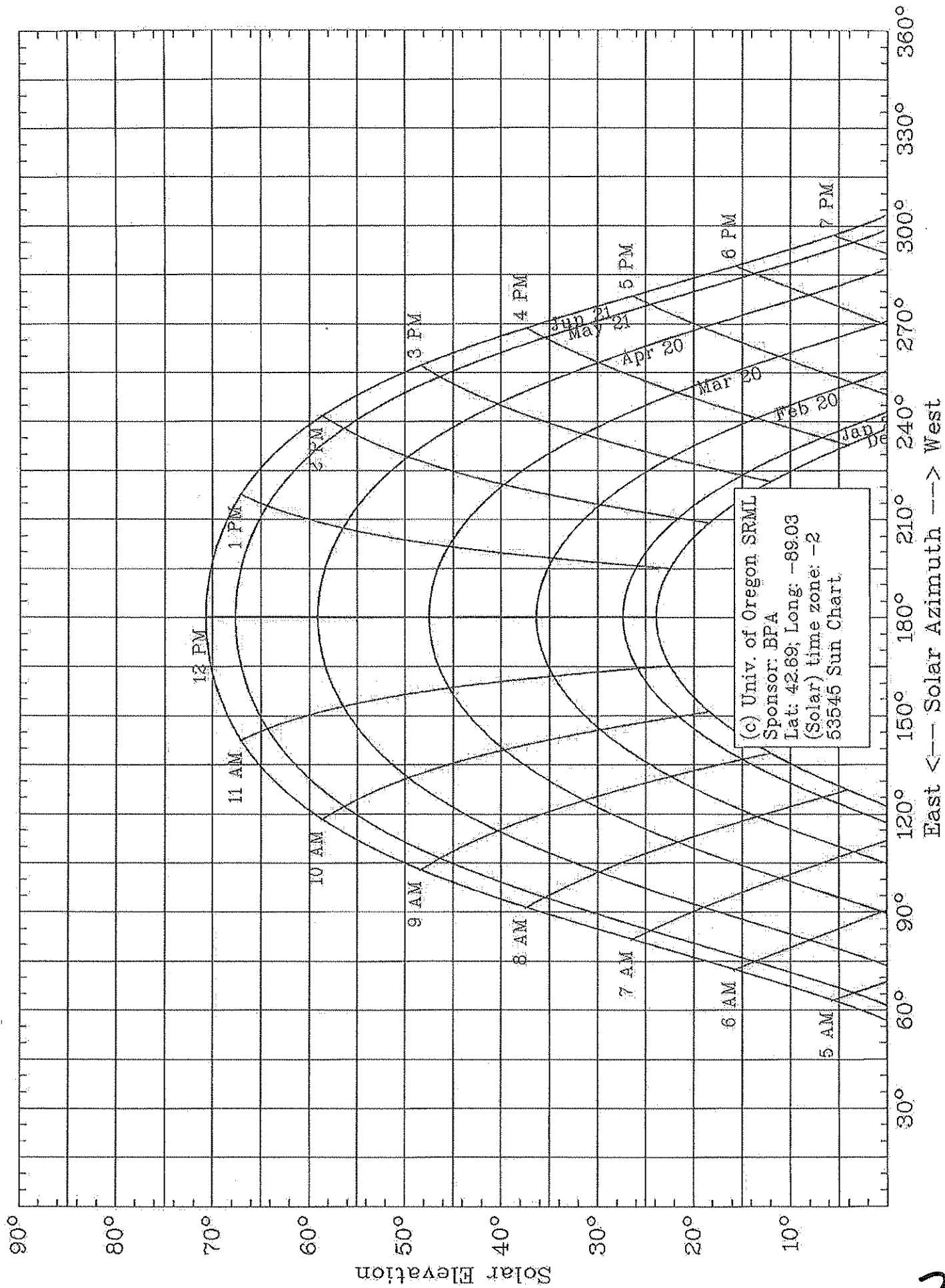
House to be replaced by 3-story new condominium at 430 South Thornton Ave. Existing structures to the right are similar in size to the proposed new building.



O'Niel garage PV array with lilac tree/bush



Looking approx. south from O'Niel home



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