

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: May 6, 2009
TITLE: 1144 and 1148 Jenifer Street – PUD-SIP to Move a 2-Unit Structure Onto a Vacant Lot and Make Alterations to an Existing 2-Unit Structure. 6 th Ald. Dist. (13650)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: May 6, 2009	ID NUMBER:

Members present were: Bruce Woods, Richard Wagner, Dawn Weber, Todd Barnett, Jay Ferm, Richard Slayton, Mark Smith, John Harrington and Marsha Rummel.

SUMMARY:

At its meeting of May 6, 2009, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD-SIP located at 1144 and 1148 Jenifer Street. Appearing on behalf of the project were Mark Schmidt and Navin Jarugumilli, the property owner. Prior to the presentation staff distributed a memo from the Marquette Neighborhood Association relevant to its opposition to the removal of the house to be relocated on this site as part of the applicant's companion component project at 430-434 South Thornton Avenue/430 Cantwell Court. The memo noted the opposition to the removal of the existing home at its current location to allow for development of a new two-unit, two-story development. Schmidt then provided a review of modifications to the plans in response to the Commission's previous concerns, as well as an update on issues with the companion project's rehabilitation of existing adjacent residential units. Schmidt elaborated on the removal of all parking from the rear yard of the relocated home site, as well as the maintaining of a proposed one parking stall at the rear of the existing adjacent duplex structure. Following the presentation the Commission noted the following:

- Relevant to the extent of the proposed driveway, still too much paved surface for one car on a small lot; provide driveway only for purposes of loading and unloading with no parking at the rear of the existing and relocated buildings.
- Doesn't meet setbacks of existing zoning without setback penalty that would be required under existing code provisions; the building would not be allowed to be located on the site.
- Questioning by the Commission relevant to parking on adjacent properties provided that the adjacent properties had no parking to the rear, it was noted that it may be appropriate for this property to provide for similar limitations. In addition, the Commission felt that the extended driveway should be reduced to not impede into the rear yard area with limits to its extent between the relocated and existing structure.
- The asphalt driveway should stop at the front of the bay window bump-out within the existing structure to allow more room along the westerly lot line of the relocated structure.

ACTION:

On a motion by Harrington, seconded by Barnett, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (6-3) with Rummel, Woods and Wagner voting no. The

motion required that the driveway end at the bay window of the existing residential structure closest to the street where the driveway would be limited to two ribbon strips with grass between with landscaping provided at its terminal end to prevent movement further into the lot. Comments from those in opposition noted the following:

- From a neighborhood perspective (the existing location of the house to be removed) is not appropriate.
- No reason to move house that fits within its existing location and neighborhood context.
- No reason to move house from its existing location to build a bigger building in its place.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 2, 3, 3, 5, 5, 5 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1144 and 1148 Jenifer Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	2	6	-	-	-	4	2	3
	-	-	-	-	-	-	-	2
	-	-	-	-	-	-	-	3
	5	-	-	-	-	-	5	5
	-	-	-	-	-	-	-	7
	7	7	-	-	-	7	8	-
	5	-	-	-	-	-	6	5
	5	5	5	-	-	5	6	5

General Comments:

- House should not be moved from its current site.
- I don't accept the redevelopment premise that requires house to be moved.
- Driveway/pavement is excessive.
- In concept, this is a decent project and will be approved. However, the behavior of the owner makes it hard to approve this project because the owner has been a poor neighbor as the associated rehab of 3 existing buildings has drug on for several years, leaving the site in a shambles with exposed dirt, construction debris, etc. If there is a way to require the completion of the present project before new work is commenced, it should be done.
- Unnecessary amount of asphalt to accommodate one parking stall.
- Reasonable infill – fits context – reduce driveway.



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building, Suite LL100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TTY/TEXTNET 866 704 2318
FAX 608 266-8739
PH 608 266-4635

February 24, 2009

Mr. Mark J Schmidt, Architect
PO Box 762
Wautoma, WI 54982

re: Certificate of Appropriateness for 1144 & 1148 Jenifer Street

Dear Mr. Schmidt;

At its meeting on February 23, 2009 the Madison Landmarks Commission reviewed, in accordance with the Madison General ordinances pertaining to criteria for new buildings, and additions to buildings in the Third Lake Ridge Historic District, your plans for the relocation of an existing house from 430 S Thornton Avenue to a vacant lot at 1148 Jenifer street, along with minor modifications to the relocated house, and the minor addition of a new second floor deck to the existing house at 1148 Jenifer Street. The Landmarks Commission voted to issue a Certificate of Appropriateness for the project as shown in the submitted drawings, along with the conditions noted in the staff report. The conditions included:

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

This letter will serve as your "Certificate of Appropriateness" for the project. When you apply for a building permit, take this letter with you to the Building Inspection Counter, Department of Planning and Development, Lower Level Suite LL-110, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.

Please note that any design changes from the plans submitted to the Landmarks Commission must receive approval by the Landmarks Commission, or staff designee, prior to the issuance of the building permit.

If you have any questions, please call me at 266-4957.

Sincerely yours,

Rebecca S Cnare
Acting Preservation Planner
Madison Landmarks Commission

cc: Navin Jarugumilli
Kevin Firchow, City Planning
Building Inspection