

Ekberg, Meri Rose

From: Madison Landmarks Commission
Sent: Wednesday, May 1, 2024 11:52 AM
To: Valerie Kozel; Madison Landmarks Commission
Cc: Gabriel Achten; Jack Donahue
Subject: RE: Updated information--1311 Jenifer St project (item 73457), Oct 10th meeting of Landmarks Commission

Categories: Meri Rose

Hello, Valerie,

Please consider this email and amendment to the Certificate of Appropriateness issued November 11, 2022 to modify the proposal for the garage at 1311 Jenifer Street to use smooth surfaced Hardie board for the siding, and install a greenhouse on the rear of the garage instead of original room proposed.

We will save this email and your greenhouse plans to our records.

Thank you,



Meri Rose Ekberg (*she, her, hers*)
Community & Cultural Resources Planner
City of Madison Department of Planning &
Community & Economic Development
215 Martin Luther King Jr. Blvd., Ste. 017
Madison, Wisconsin 53703
P: 608-267-8744 F: 608-266-6377
Email: mekberg@cityofmadison.com

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From: Valerie Kozel <valerie.kozel@gmail.com>
Sent: Thursday, April 11, 2024 9:57 PM
To: PLLCApplications <landmarkscommission@cityofmadison.com>
Cc: Gabriel Achten <achtensolutions@gmail.com>; Jack Donahue <jack.jddesign@gmail.com>; Bailey, Heather <HBailey@cityofmadison.com>
Subject: Re: Updated information--1311 Jenifer St project (item 73457), Oct 10th meeting of Landmarks Commission

Heather,

Thanks very much for your email.

I spoke with my contractor Gabe Achten about the siding. The smooth-surfaced LP Board is no longer available. In response to your comments, he proposes to instead use James Hardie siding products in smooth trim and field siding as a cost-effective alternative (siding picture attached). The products are smooth and will be factory painted to match the color of my house.



I am working with Troy Curtin at the Wisconsin Greenhouse Company on the design of a traditional lean-to greenhouse that will be attached to the back of the garage. I have attached the layout design for the greenhouse as well as a picture

of a similar traditional lean-to greenhouse installed. The greenhouse will be built by Cross Country Greenhouses and installed by the Wisconsin Greenhouse Company. The metal parts of the greenhouse and trim will be dark brown or dark green.

Great if you can do a one year extension on the PoA, thanks!

Please let me know if you have further questions.

Regards--Valerie Kozel

	<p>HARDIE® PLANK LAP SIDING SMOOTH You can't go wrong with this sleek, modern siding. Find the perfect color in our Statement Collection products or Dream Collection products. Or get it primed for paint.</p>	▼
	<p>HARDIE® TRIM BOARDS 5/4 NT3® SMOOTH You can't go wrong with this simple, clean look. With our ColorPlus® Technology finish, your vibrant color will last for years.</p>	▼

On Thu, Apr 11, 2024 at 4:47 PM PLLCApplications <landmarkscommission@cityofmadison.com> wrote:

Valerie,

Could you provide specifications on the greenhouse? Ultimately we want to make sure that there are no components that are shiny metal. Also I'm noting that while your letter of intent says that you were going to use the smooth-surfaced LP Board (which has now been replaced with the smooth brushed appearance), then plan set says "wood look" for the siding boards. Could you clarify?

We can also do a 1 year extension on the CoA so that you can get the project underway and completed well before the expiration of the approval.



Heather L. Bailey, Ph.D. *(she/her)*

Preservation Planner

Neighborhood Planning, Preservation + Design Section

Department of Planning + Community + Economic Development

Planning Division

215 Martin Luther King, Jr. Blvd.; Suite 017

PO Box 2985

Madison WI 53701-2985

Email: hbailey@cityofmadison.com Phone: 608.266.6552

From: Valerie Kozel <valerie.kozel@gmail.com>
Sent: Wednesday, April 10, 2024 6:51 PM
To: PLLCApplications <landmarkscommission@cityofmadison.com>
Cc: Gabriel Achten <achtensolutions@gmail.com>; Jack Donahue <jack.jddesign@gmail.com>; Bailey, Heather <HBailey@cityofmadison.com>
Subject: Fwd: Updated information--1311 Jenifer St project (item 73457), Oct 10th meeting of Landmarks Commission

Please see the attached exchange with Heather and revised plans for the 1311 Jenifer St garage rebuild project. I should have copied the Landmarks Commission's main email address on the attached.

Look forward to a response regarding next steps. We are keen to get moving on the project.

Valerie Kozel

----- Forwarded message -----

From: Valerie Kozel <valerie.kozel@gmail.com>
Date: Mon, Apr 8, 2024 at 11:09 AM
Subject: Re: Updated information--1311 Jenifer St project (item 73457), Oct 10th meeting of Landmarks Commission
To: Bailey, Heather <HBailey@cityofmadison.com>
Cc: Gabriel Achten <achtensolutions@gmail.com>

Please see the attached discussion (April 2023) regarding revised plans for my garage project at 1311 Jenifer St in Madison.

The original CoA was approved in a meeting on October 10, 2022 and is valid for two years from that date. I am attaching revised plans for the project, which we hope can be approved administratively rather than resubmitting for a new review by the Commission.

The design of the garage is the same as in the previous project. The final dimensions of the garage are 14' by 22' and we have taken off the storage room at the back of the garage and replaced it with a 6' by 12' lean-to greenhouse, which will be installed by the Wisconsin Greenhouse Company. The greenhouse is not a permanent structure, and it is behind the garage and not visible from the street. We have also made a marginal change to the placement of the garage: in order to facilitate access and egress (I have a shared driveway) it will be moved back an additional 8' from the deck.

I am attaching the permit set of plans as well as several drawings of isometrics, including the view from the street.

Please advise regarding next steps, with thanks!

Regards--Valerie Kozel

On Mon, Apr 17, 2023 at 10:48 AM Bailey, Heather <HBailey@cityofmadison.com> wrote:

This type of revision sounds like something we can approve administratively. I do need updated plans to amend the existing CoA so you can get your building permit.



Heather L. Bailey, Ph.D. *(she/her)*

Preservation Planner

Neighborhood Planning, Preservation + Design Section

Department of Planning + Community + Economic Development

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Madison WI 53701-2985

Email: hbailey@cityofmadison.com Phone: 608.266.6552

From: Valerie Kozel <valerie.kozel@gmail.com>

Sent: Sunday, April 16, 2023 11:14 PM

To: PLLCApplications <landmarkscommission@cityofmadison.com>

Subject: Re: Updated information--1311 Jenifer St project (item 73457), Oct 10th meeting of Landmarks Commission

Caution: This email was sent from an external source. Avoid unknown links and attachments.

The Landmarks Commission issued a Certificate of Appropriateness for a garage project at 1311 Jenifer St following a meeting of the Commission on October 10, 2022. The approval process took three months (due to problems with scheduling) and it was too late in the year to begin the process by the time it was approved.

The revised plan had the project beginning this May; however, in revising and finalizing the contract I found out that costs of key building supplies had increased substantially and I can no longer afford to do the full construction project--which consisted of a new one-car garage with an added storage room at the back of the garage. Instead, I would like to just replace my existing one-car garage with another one-car garage but without the addition of the storage room in the back. All elements of the original design would stay the same, except (1) the garage area itself would be increased by 2 feet (to be 15' by 22') and (2) the storage room in the back of the garage would be removed.

The view from the street would not change and all design elements (e.g. shingles, siding, roof pitch, doors,, etc) would stay the same.

Do I need to re-submit the project to the Landmarks Commission or can the preservation planner approve the revisions? Note that it was not deemed necessary to discuss the project at the October meeting of the Commission.

My contractor is very busy and I am concerned that the project will once again get substantially delayed if I need to re-submit for a certificate of appropriateness.

Please let me know next steps as soon as possible, thank you!

Valerie Kozel

On Fri, Nov 11, 2022 at 3:55 PM PLLCApplications <landmarkscommission@cityofmadison.com> wrote:

Hello Valerie,

You are approved to match your shingles to the house and to use the proposed garage door. I attached your Certificate of Appropriateness. Please let me know if you have any questions.

Thank you,



Meri Rose Ekberg (*she, her, hers*)

Community & Cultural Resources Planner

City of Madison Department of Planning &

Community & Economic Development

215 Martin Luther King Jr. Blvd., Ste. 017

Madison, Wisconsin 53703

P: 608-267-8744 F: 608-266-6377

Email: mekberg@cityofmadison.com

Web: <http://www.cityofmadison.com/dpced/planning/>

From: Valerie Kozel <valerie.kozel@gmail.com>

Sent: Saturday, November 5, 2022 1:14 AM

To: PLLCApplications <landmarkscommission@cityofmadison.com>

Subject: Updated information--1311 Jenifer St project (item 73457), Oct 10th meeting of Landmarks Commission

Caution: This email was sent from an external source. Avoid unknown links and attachments.

The meeting of the Landmarks Commission on Oct 10, 2022 approved a Certificate of Appropriateness for my garage project at 1311 Jenifer St subject to staff review and approval of (1) roofing material and (2) the garage door.

The shingles on the garage will be the same as the shingles on the house: BP Mystique, color pearl grey.

We will install a Clopay "grand Harbor" steel garage door with the attached design. I have a one car garage but used a 2-car garage template to choose a design for the garage door.

Please let me know if the Commission has further questions.

with best regards--Valerie Kozel

KOZEL GARAGE REBUILD



JD Design 608 520 8289
 202 West Main Street, #2 Jack.JDDesign
 Mount Horeb, WI 53572 @gmail.com

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Contracting By:
 Achten Building Solutions 1517 Brynwood Dr.
 (608) 712-5938 Madison, WI 53716

**KOZEL GARAGE
REBUILD
1311 JENIFER STREET,
MADISON WISCONSIN**

CIVIL SHEETS	
Sheet Number	Sheet Name

C101	SITE PLAN
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ARCHITECTURAL SHEETS	
Sheet Number	Sheet Name

A111	FOUNDATION PLAN
A121	GARAGE PLAN
A161	ROOF PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A301	SECTION
A302	SECTION

3	PERMIT SET	4-5-24
1	PERMIT SET	3-30-23
No.	Description	Date
Document Release		

Scale:

Sheet Name
COVER SHEET
 Sheet Number
G001

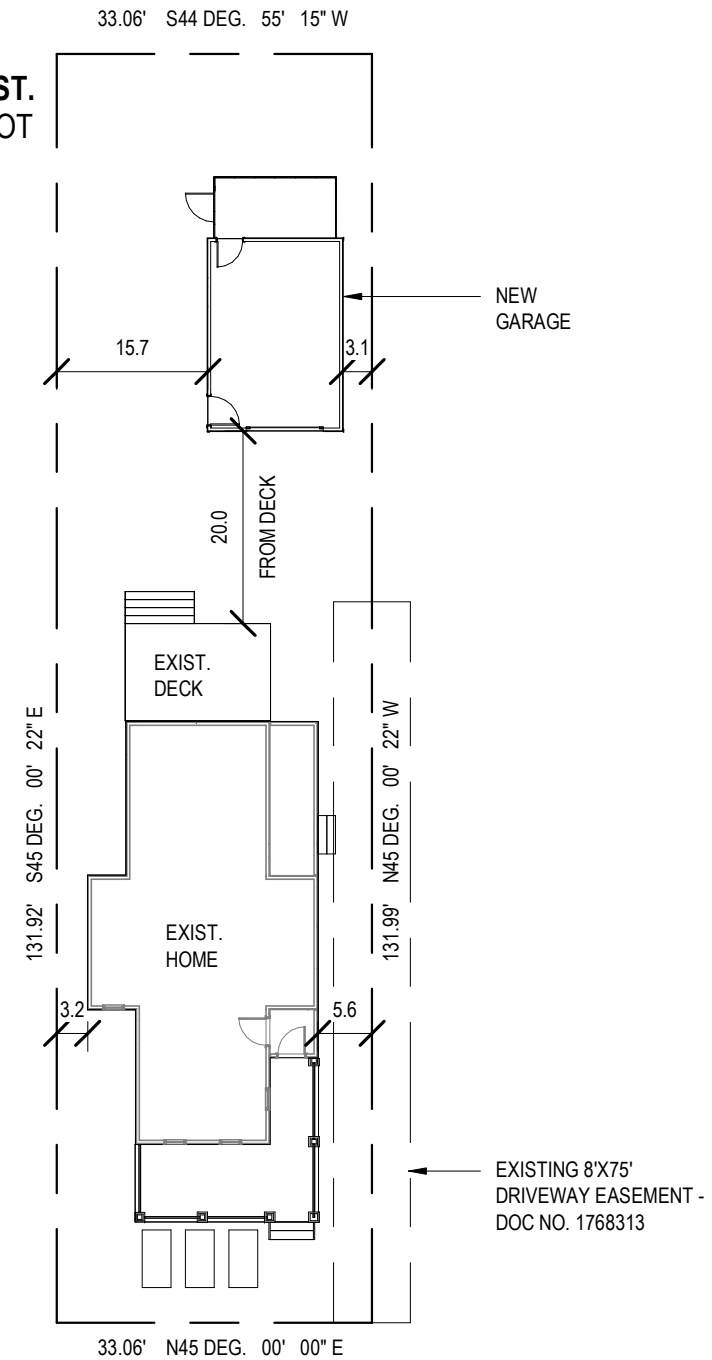


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1311 JENIFER ST.
 4,362 SQ. FT. LOT
 0.10 ACRES



JENIFER STREET



**KOZEL GARAGE
 REBUILD**
 1311 JENIFER STREET,
 MADISON WISCONSIN

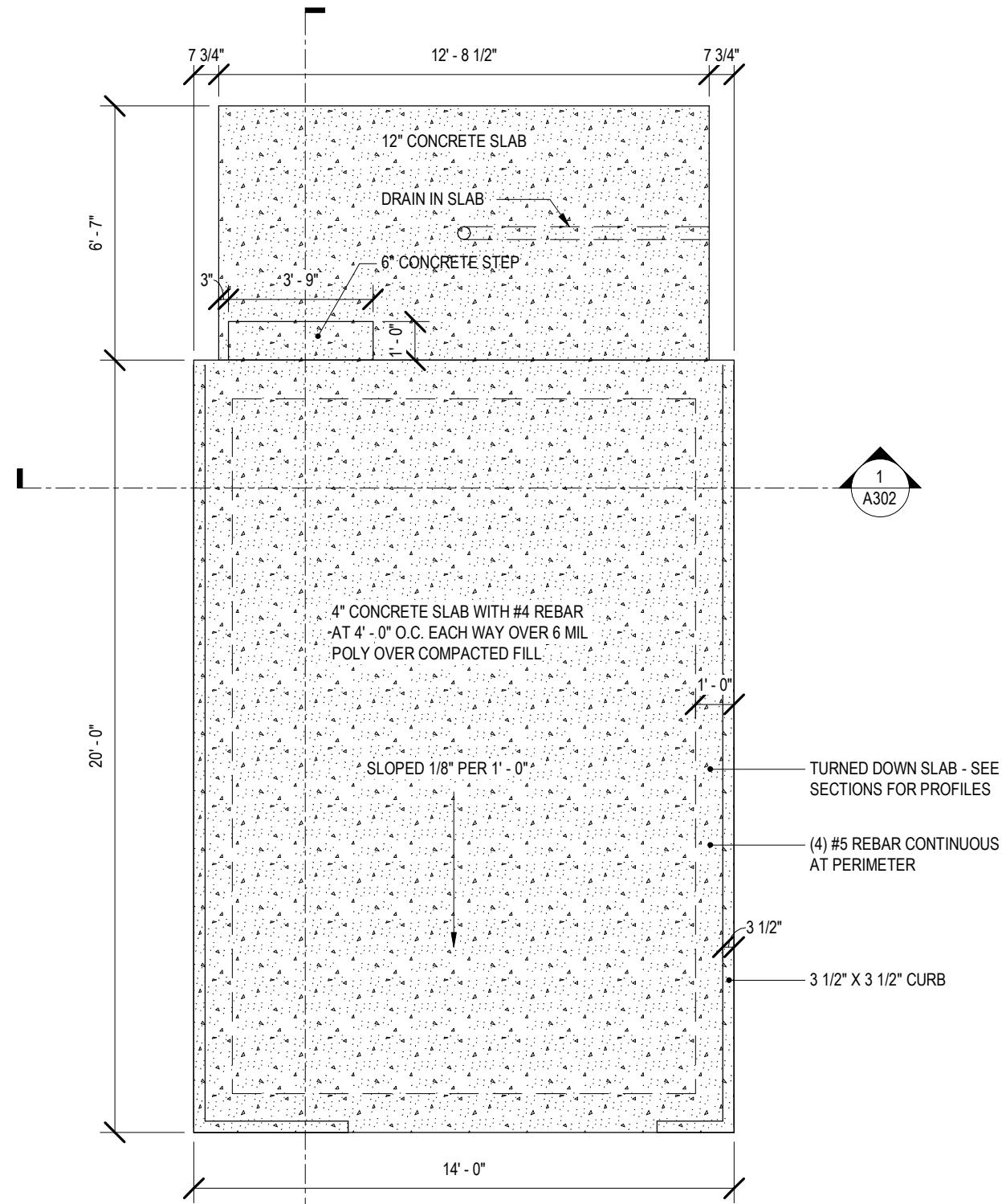
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1	PERMIT SET	3-30-23
No.	Description	Date
Document Release		

Scale: **1" = 20'-0"**

Sheet Name
SITE PLAN

Sheet Number
C101

**KOZEL GARAGE
 REBUILD
 1311 JENIFER STREET,
 MADISON WISCONSIN**



- FOUNDATION PLAN NOTES:**
1. EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE CONCRETE
 2. ALL SLABS ARE 4" CONCRETE WITH PROPER REINFORCING AND EXPANSION JOINTS OVER 6 MIL POLY
 3. SEE SECTIONS FOR SLAB ELEVATIONS AND PROFILES
 4. ALL MATERIALS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
 5. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING PRODUCT AND MATERIAL INSTALLATION.

FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



3	PERMIT SET	4-5-24
1	PERMIT SET	3-30-23
No.	Description	Date
Document Release		

Scale: 1/4" = 1'-0"

Sheet Name
FOUNDATION PLAN

Sheet Number
A111

**KOZEL GARAGE
 REBUILD
 1311 JENIFER STREET,
 MADISON WISCONSIN**

No.	Description	Date	Document Release
3	PERMIT SET	4-5-24	
1	PERMIT SET	3-30-23	

PLAN NOTES:

1. EXTERIOR WALLS ARE TO BE OF 2X4 STUDS AT 16" OC, UNO
2. EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF FRAMING
3. EXTERIOR WALLS TO RECEIVE MINIMUM 7/16" THICK APA RATED OSB SHEATHING WITH FASTENERS AND NAILING PATTERNS PER S. COMM 21.25(8) FOR FOUR FOOT WIDE PANELS, UNO
4. ALL PRODUCTS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS
5. GENERAL CONTRACTOR TO PROVIDE ELECTRICAL DESIGN FOR ALL NEW SPACES
6. GREENHOUSE IS A PRE-ASSEMBLED KIT

BRACED WALL NOTES:

1. CONTINUOUSLY SHEATHED BRACING METHOD USED - CS-WSP
2. (1.4) MULTIPLIER USED FOR WALLS WITH NO INTERIOR GYPSUM BOARD
3. TOP OF WALL TO RIDGE IS LESS THAN 5' - 0"

GENERAL NOTES

1. ALL MATERIALS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
2. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING PRODUCT AND MATERIAL INSTALLATION.

DOOR DESIGNATION

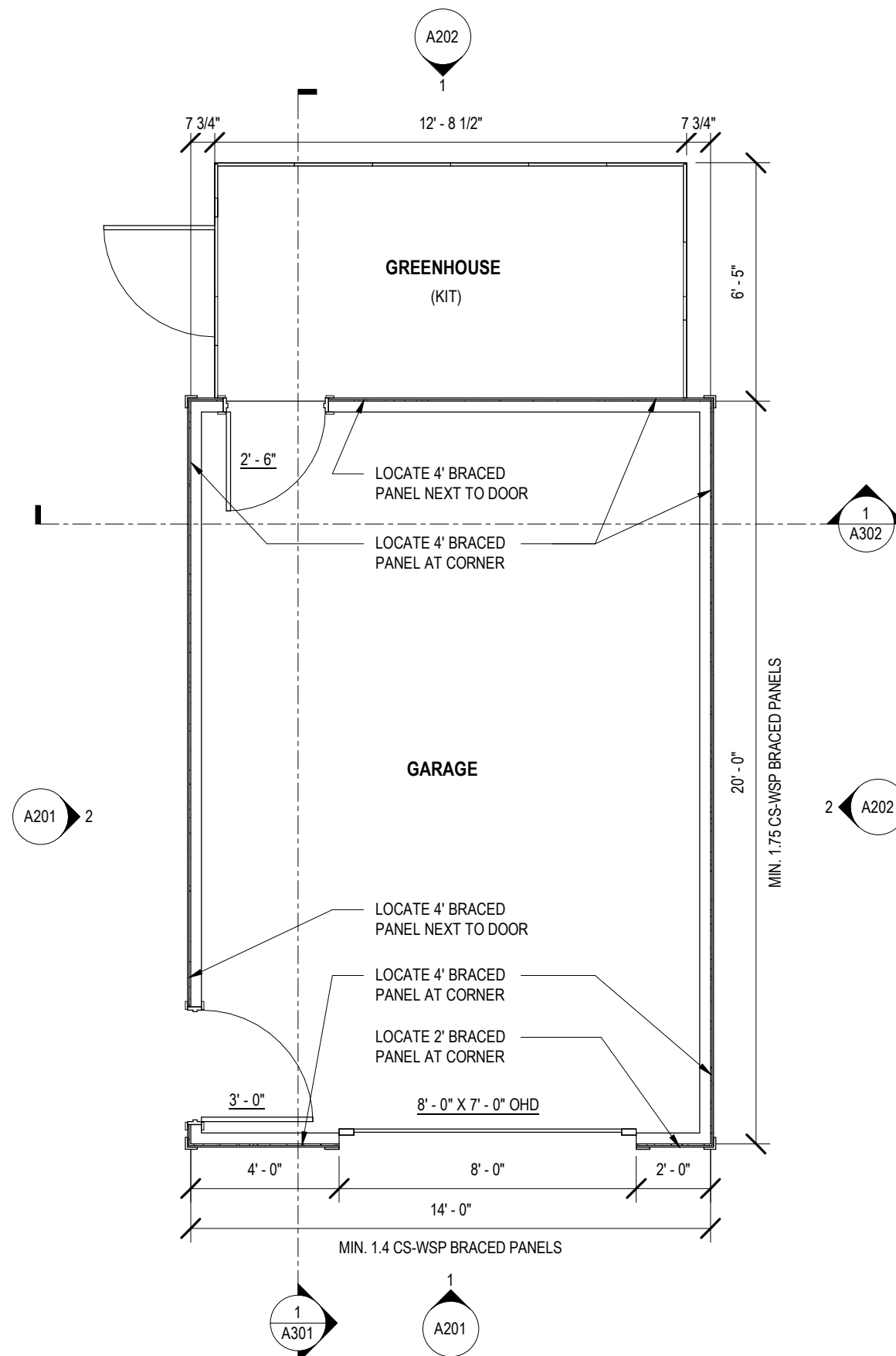
X' - X" DOOR PANEL WIDTH

PLAN ABBREVIATIONS

BO	-BY OTHERS	B.L.	-BRICK LEDGE
C.O.	-CASED OPENING	T.O.W.	-TOP OF WALL
UC	-UNDER COUNTER	T.O.F.	-TOP OF FOUNDATION
REF	-REFRIGERATOR	BP	-BEARING POINT
W	-WASHER	DW	-DRYWALL
D	-DRYER	DH	-DOUBLE HUNG
WC	-WATER CLOSET	UNO	-UNLESS NOTED OTHERWISE
FD	-FLOOR DRAIN	CNTR	-COUNTER
O.C.	-ON CENTER	FR	-FROM
TBD	-TO BE DETERMINED	PKT	-POCKET
EXIST	-EXISTING		

FLOOR PLAN SYMBOLS

==== NEW WALL, TYPICAL



GARAGE PLAN

SCALE: 1/4" = 1'-0"



Scale: 1/4" = 1'-0"

Sheet Name

**GARAGE
 PLAN**

Sheet Number

A121



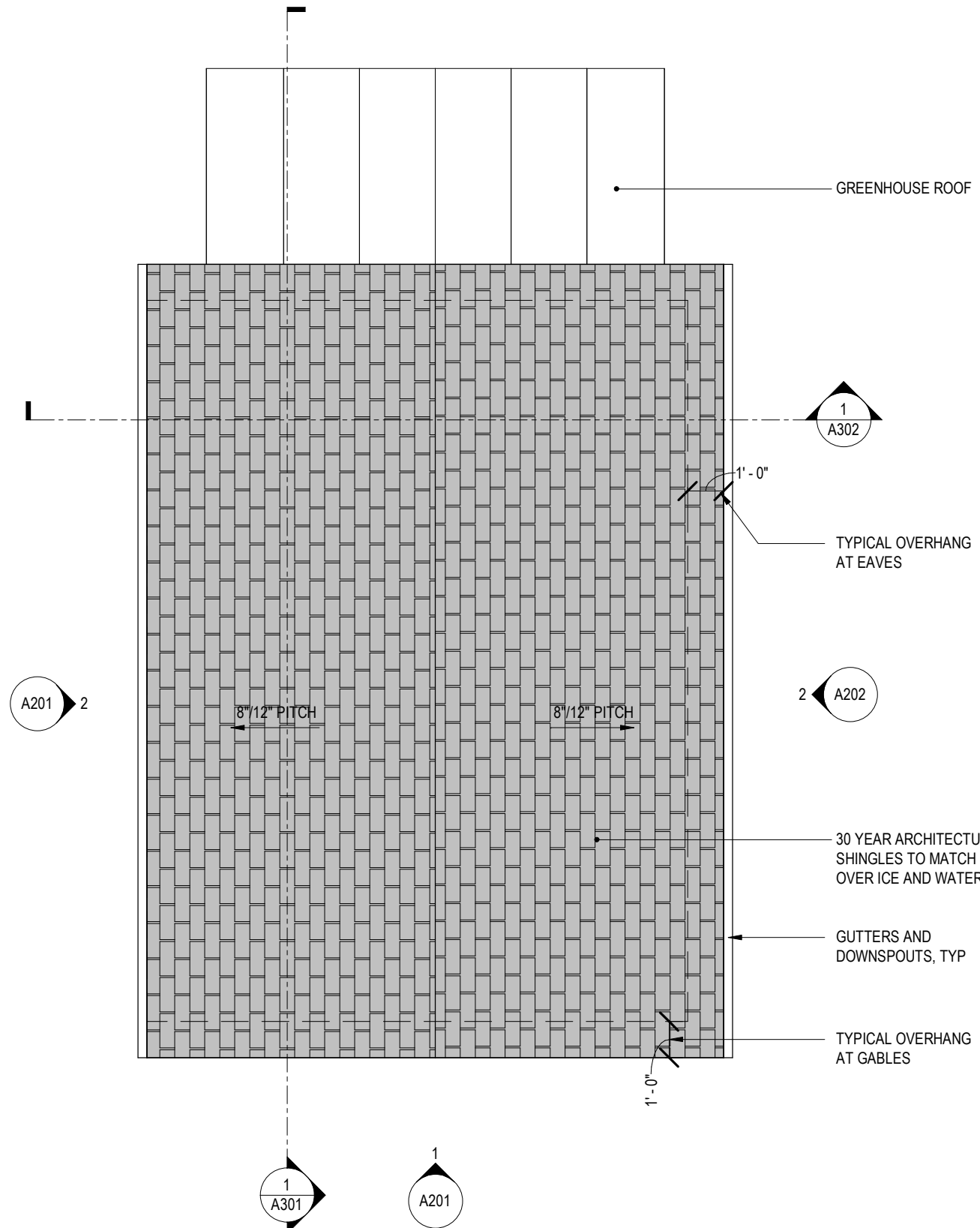
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 (608) 712-5938 Madison, WI 53716

ROOF NOTES:

1. GARAGE TO RECEIVE 30 YEAR ARCHITECTURAL SHINGLES, TYP
2. TRUSS DESIGN BY TRUSS MANUFACTURER
3. ROOFING TO BE 30 YEAR ARCHITECTURAL SHINGLES TO MATCH HOME
4. PROVIDE ICE AND WATER SHIELD AT EAVES TO 2' PAST EXTERIOR WALL
5. ALL MATERIALS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS
6. ALL LOADS TO BE CARRIED DOWN TO FOUNDATION
7. GREENHOUSE IS A PRE-ASSEMBLED KIT



GARAGE ROOF

SCALE: 1/4" = 1'-0"

**KOZEL GARAGE
 REBUILD
 1311 JENIFER STREET,
 MADISON WISCONSIN**

No.	Description	Date
3	PERMIT SET	4-5-24
1	PERMIT SET	3-30-23
Document Release		

Scale: 1/4" = 1'-0"

Sheet Name
ROOF PLAN

Sheet Number
A161



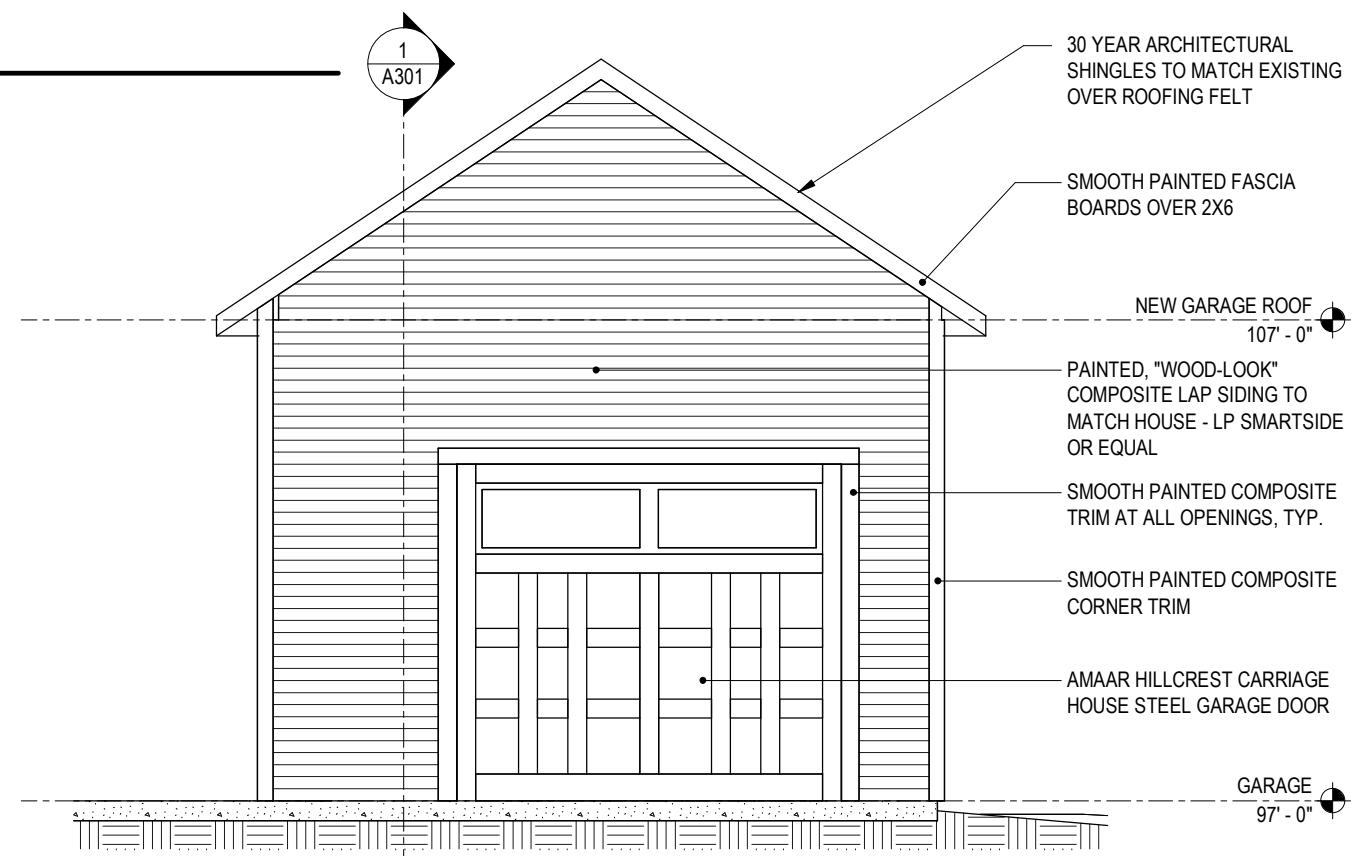
**KOZEL GARAGE
 REBUILD**
 1311 JENIFER STREET,
 MADISON WISCONSIN



ELEVATION NOTES:

- SIDING AT ADDITION TO MATCH EXISTING HOME
- GARAGE TO RECEIVE 30 YEAR ARCHITECTURAL SHINGLES TO MATCH HOME
- ALL MATERIALS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- DOORS TO BE INSTALLED AND FLASHED PER MANUFACTURER'S INSTRUCTIONS.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING PRODUCT AND MATERIAL INSTALLATION.
- GREENHOUSE IS A PRE-ASSEMBLED KIT

2 NORTH-EAST ELEVATION
 SCALE: 1/4" = 1'-0"



1 NORTH-WEST ELEVATION
 SCALE: 1/4" = 1'-0"

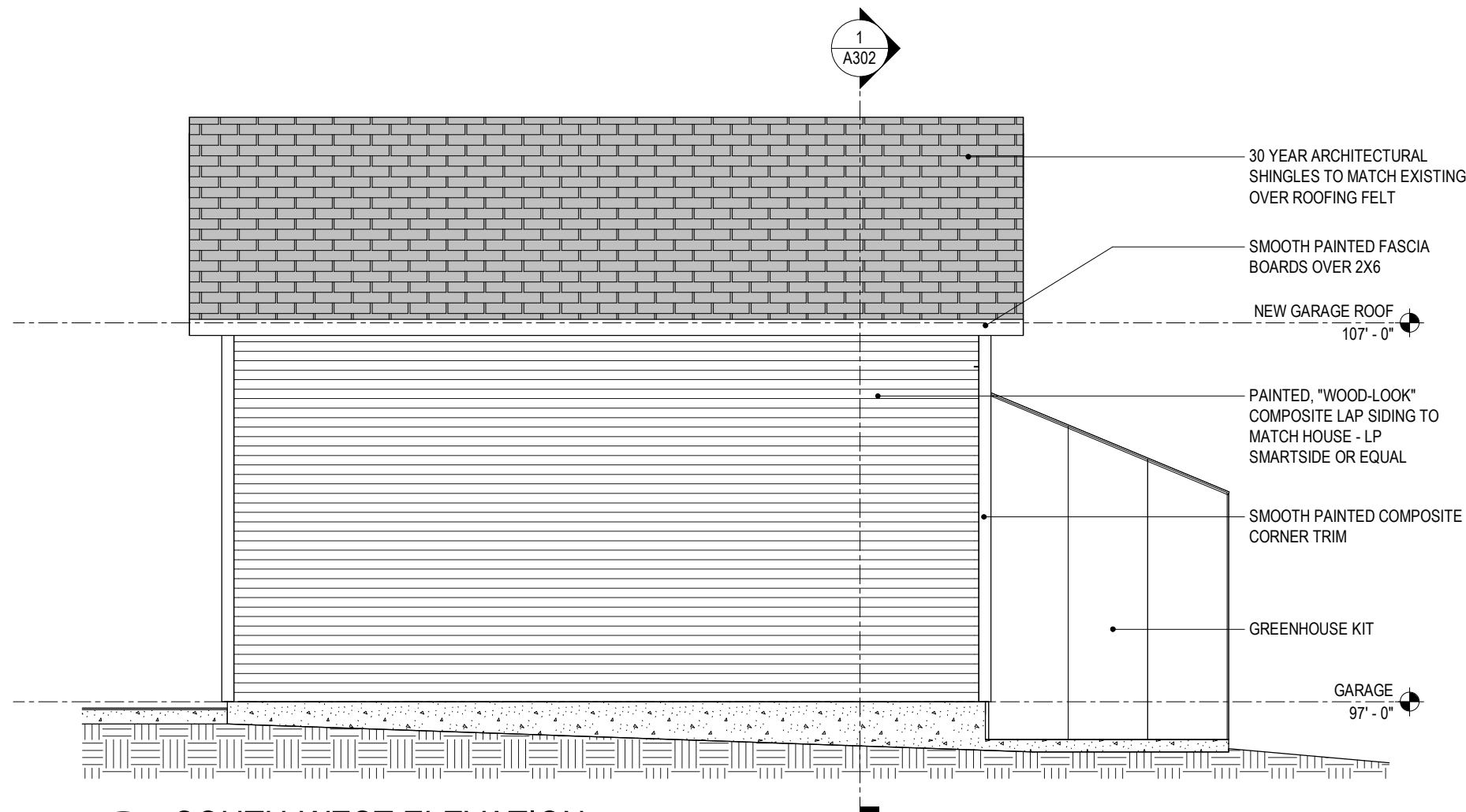
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3	PERMIT SET	4-5-24
1	PERMIT SET	3-30-23
		Document Release

Scale: 1/4" = 1'-0"

Sheet Name
EXTERIOR ELEVATIONS

Sheet Number
A201

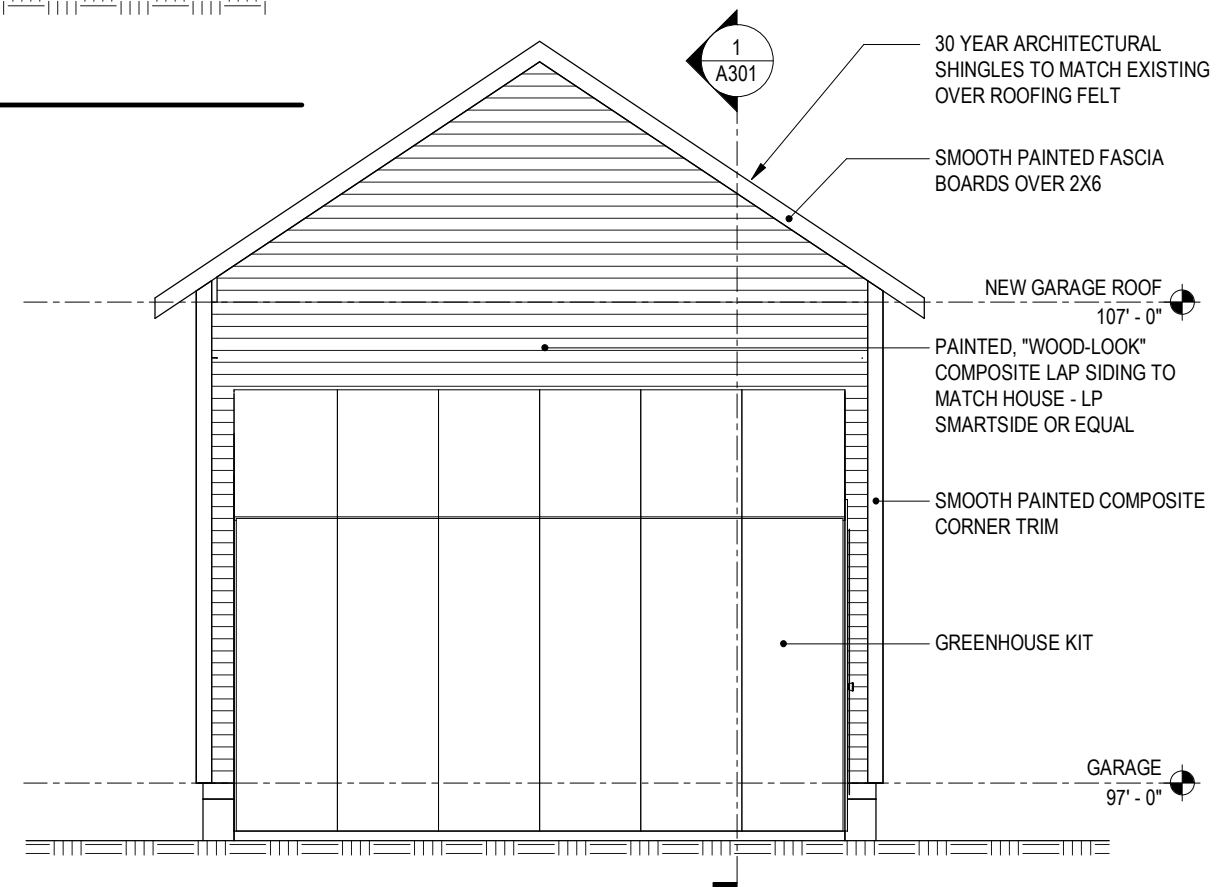
**KOZEL GARAGE
 REBUILD**
 1311 JENIFER STREET,
 MADISON WISCONSIN



ELEVATION NOTES:

1. SIDING AT ADDITION TO MATCH EXISTING HOME
2. GARAGE TO RECEIVE 30 YEAR ARCHITECTURAL SHINGLES TO MATCH HOME
3. ALL MATERIALS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
4. DOORS TO BE INSTALLED AND FLASHED PER MANUFACTURER'S INSTRUCTIONS.
5. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING PRODUCT AND MATERIAL INSTALLATION.
6. GREENHOUSE IS A PRE-ASSEMBLED KIT

2 SOUTH-WEST ELEVATION
 SCALE: 1/4" = 1'-0"



1 SOUTH-EAST ELEVATION
 SCALE: 1/4" = 1'-0"

No.	Description	Date
3	PERMIT SET	4-5-24
1	PERMIT SET	3-30-23
	Document Release	

Scale: **1/4" = 1'-0"**

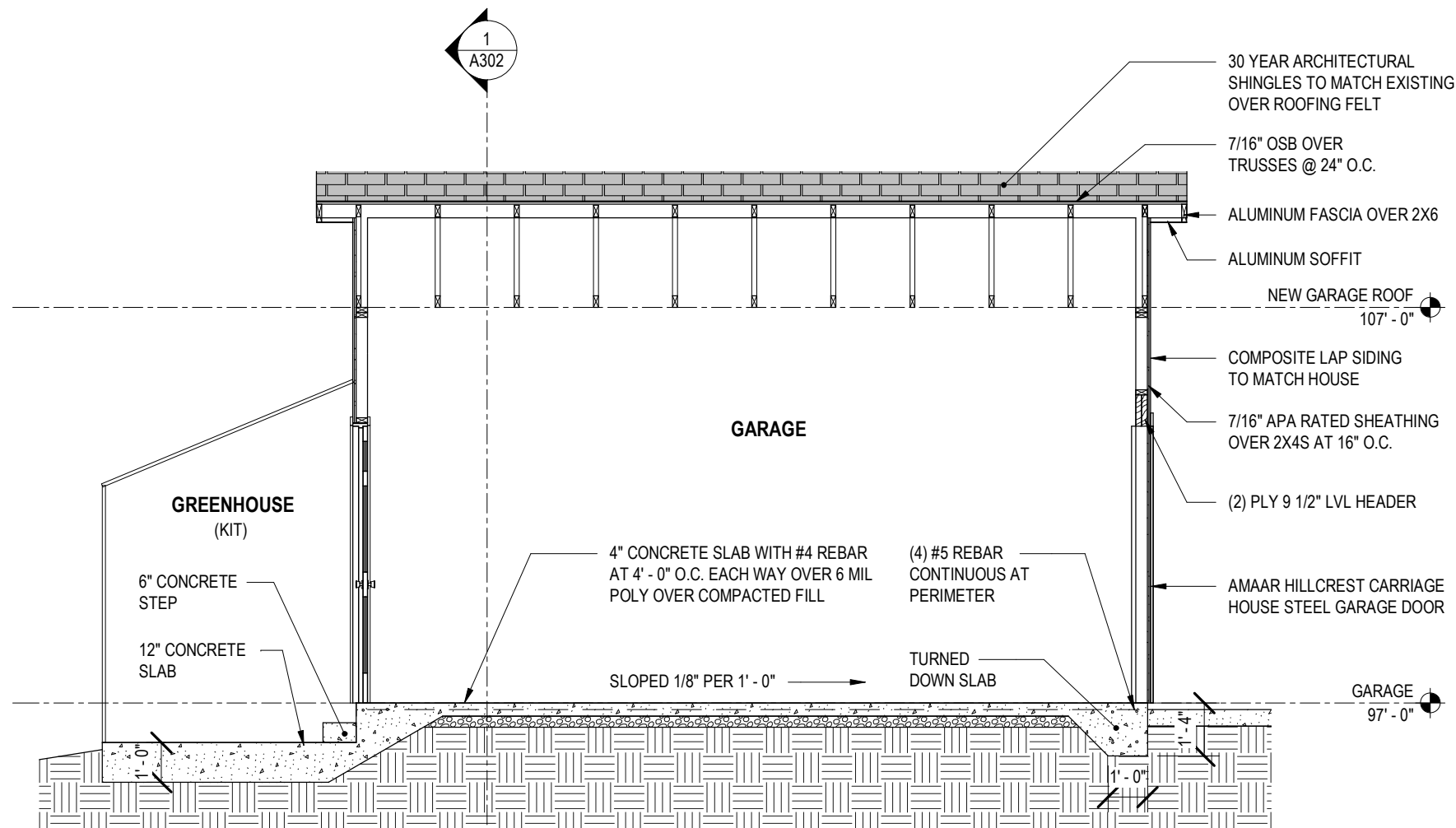
Sheet Name
EXTERIOR ELEVATIONS

Sheet Number
A202

**KOZEL GARAGE
 REBUILD**
 1311 JENIFER STREET,
 MADISON WISCONSIN

SECTION NOTES:

1. EXTERIOR WALLS ARE TO BE OF 2X4 STUDS AT 16" OC, UNO
2. EXTERIOR WALLS TO RECEIVE MINIMUM 7/16" THICK APA RATED OSB SHEATHING WITH FASTENERS AND NAILING PATTERNS PER S. COMM 21.25(8) FOR FOUR FOOT WIDE PANELS, UNO
3. ALL PRODUCTS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS
4. GENERAL CONTRACTOR TO PROVIDE ELECTRICAL DESIGN FOR ALL NEW SPACES
5. GREENHOUSE IS A PRE-ASSEMBLED KIT



FRONT TO BACK SECTION

SCALE: 1/4" = 1'-0"

No.	Description	Date
3	PERMIT SET	4-5-24
1	PERMIT SET	3-30-23
	Document Release	

Scale: 1/4" = 1'-0"

Sheet Name

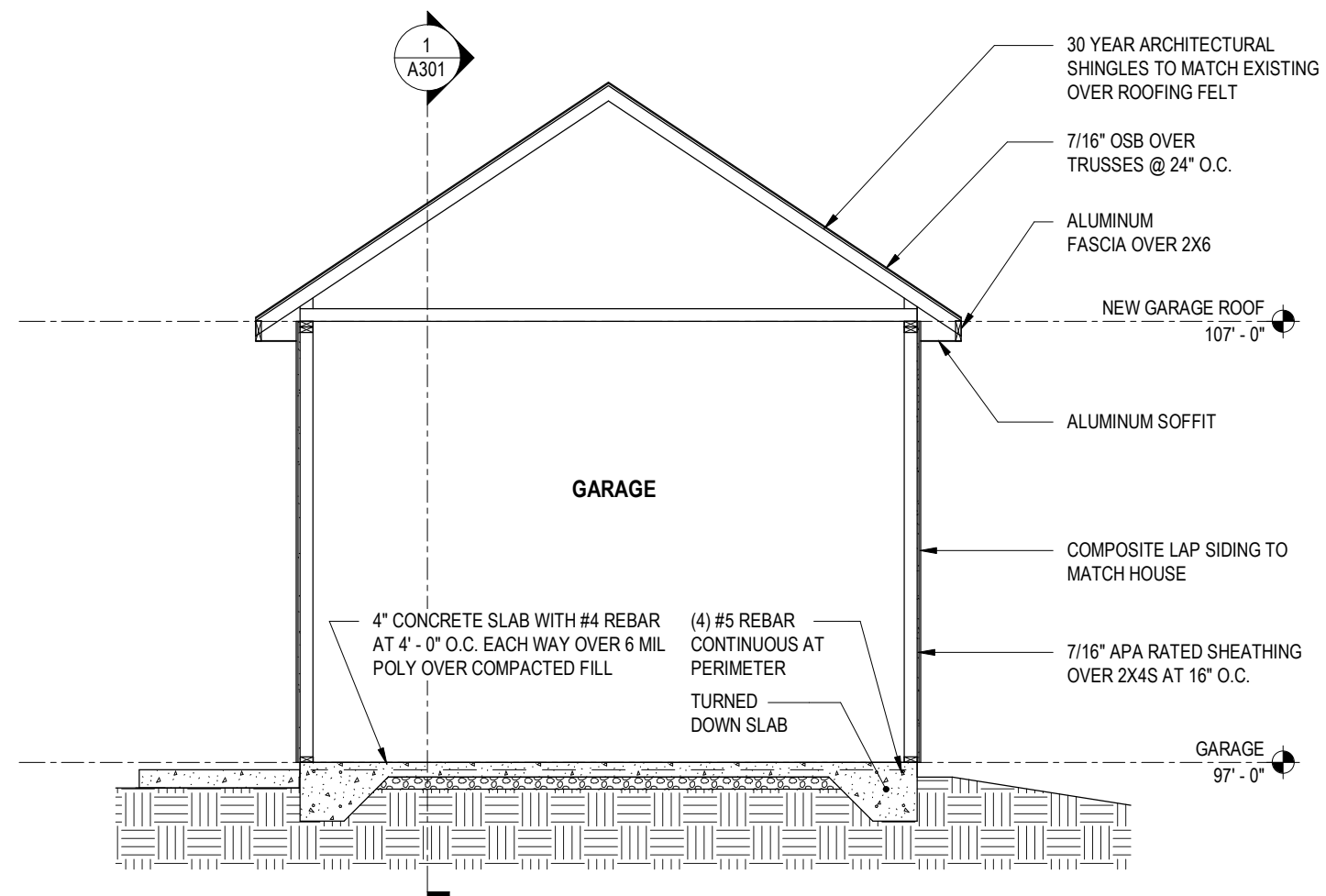
SECTION

Sheet Number

A301

SECTION NOTES:

1. EXTERIOR WALLS ARE TO BE OF 2X4 STUDS AT 16" OC, UNO
2. EXTERIOR WALLS TO RECEIVE MINIMUM 7/16" THICK APA RATED OSB SHEATHING WITH FASTENERS AND NAILING PATTERNS PER S. COMM 21.25(8) FOR FOUR FOOT WIDE PANELS, UNO
3. ALL PRODUCTS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS
4. GENERAL CONTRACTOR TO PROVIDE ELECTRICAL DESIGN FOR ALL NEW SPACES
5. GREENHOUSE IS A PRE-ASSEMBLED KIT



SIDE TO SIDE SECTION

SCALE: 1/4" = 1'-0"

**KOZEL GARAGE
 REBUILD
 1311 JENIFER STREET,
 MADISON WISCONSIN**

No.	Description	Date
3	PERMIT SET	4-5-24
1	PERMIT SET	3-30-23
Document Release		

Scale: 1/4" = 1'-0"

Sheet Name
SECTION

Sheet Number
A302

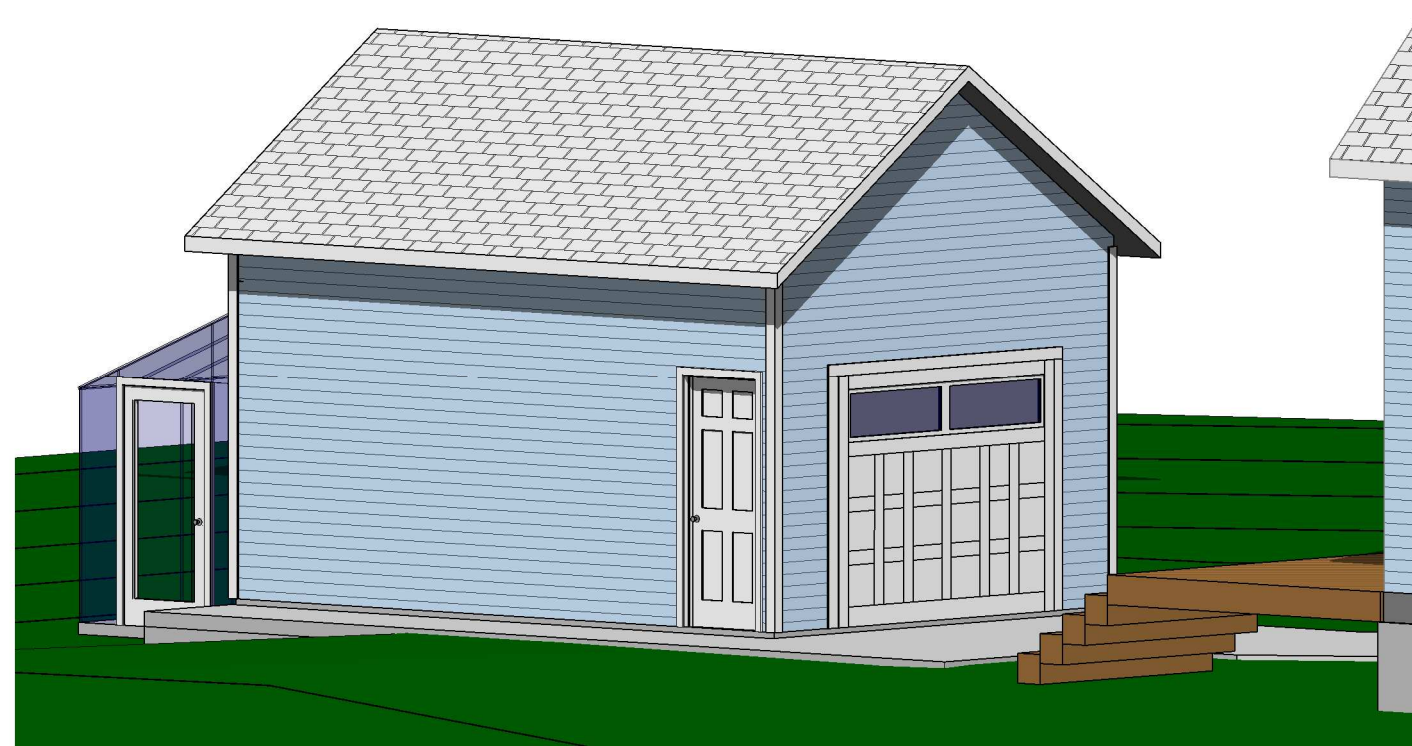
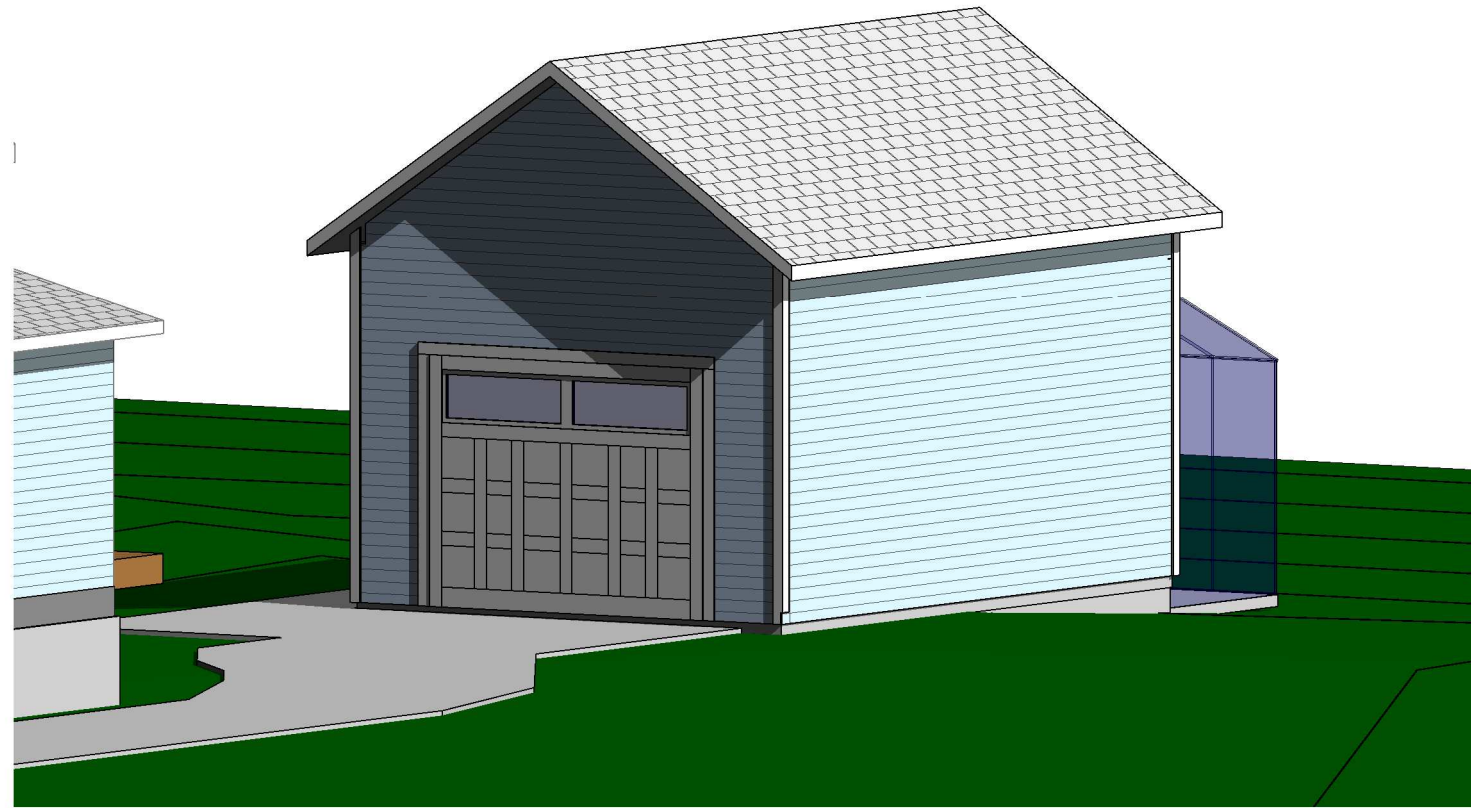


J D DESIGN

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(608) 712-5938 Madison, WI 53716



**KOZEL GARAGE
REBUILD
1311 JENIFER STREET,
MADISON WISCONSIN**

No.	Description	Date
2	LANDMARKS UPDATE	4-5-24
1	PERMIT SET	3-30-23
Document Release		

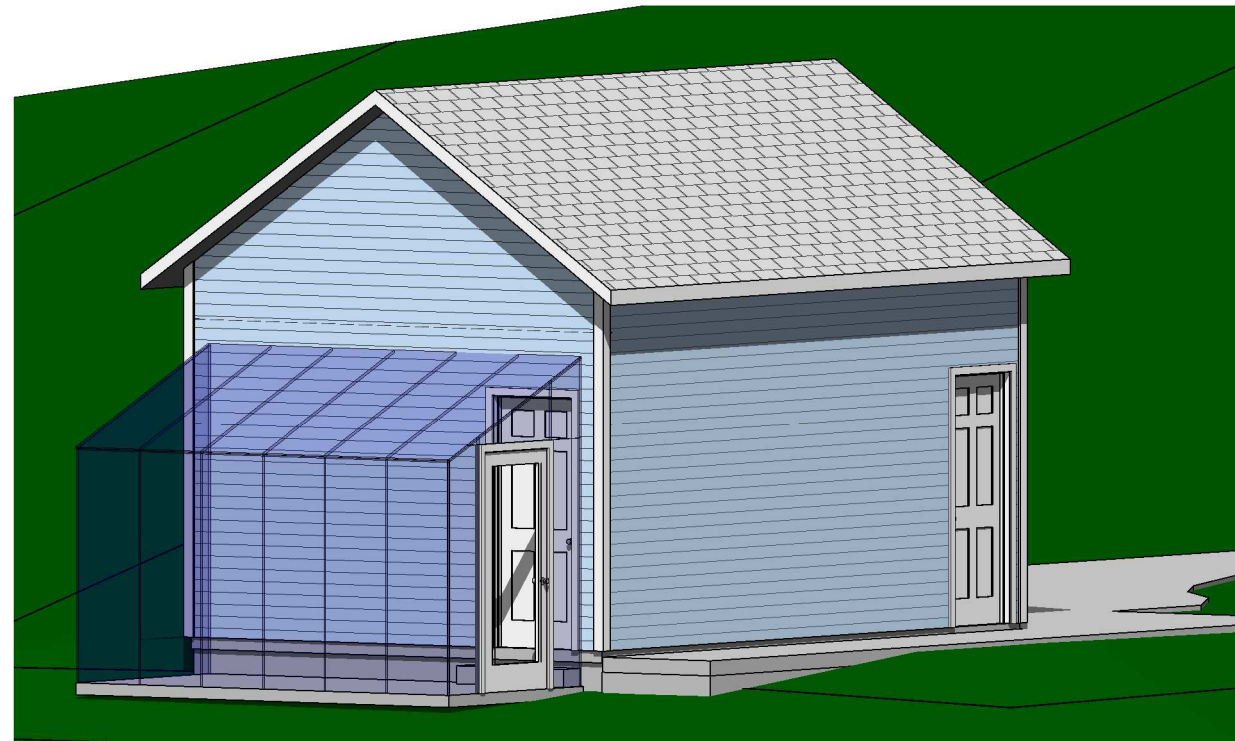
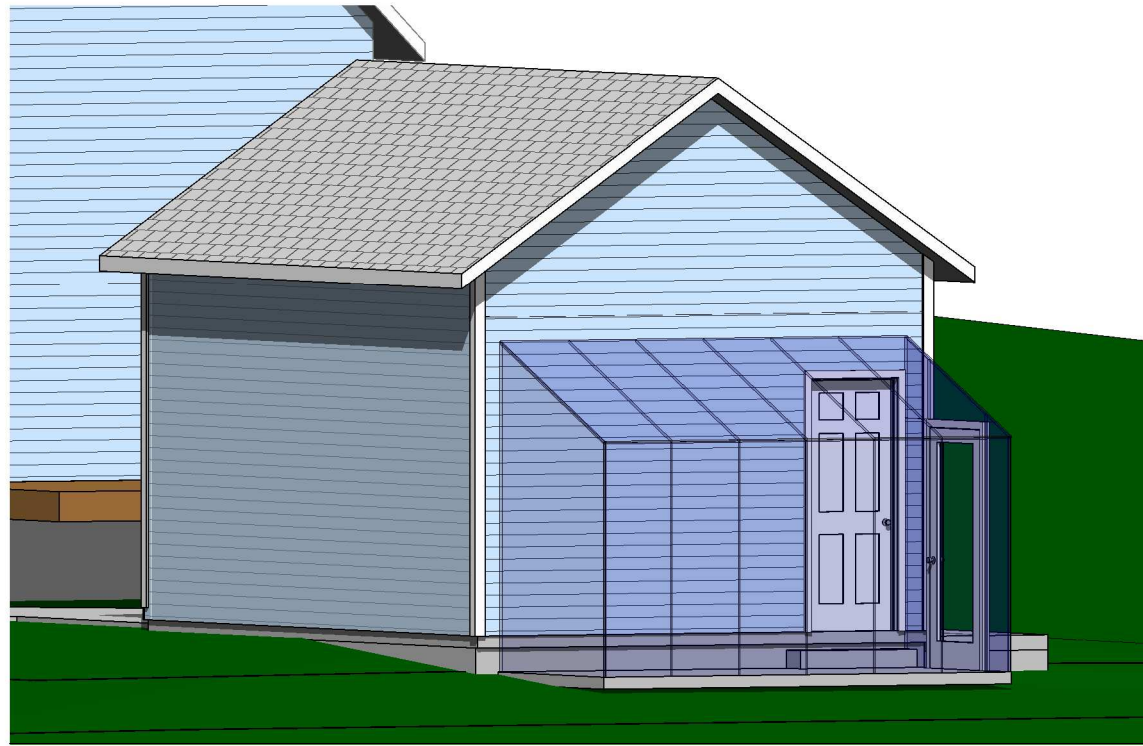
Scale:

Sheet Name

**GARAGE
ISOMETRICS**

Sheet Number

D901



**KOZEL GARAGE
 REBUILD
 1311 JENIFER STREET,
 MADISON WISCONSIN**

No.	Description	Date
2	LANDMARKS UPDATE	4-5-24
1	PERMIT SET	3-30-23
Document Release		

Scale:

Sheet Name

**GARAGE
 ISOMETRIC**

Sheet Number

D902



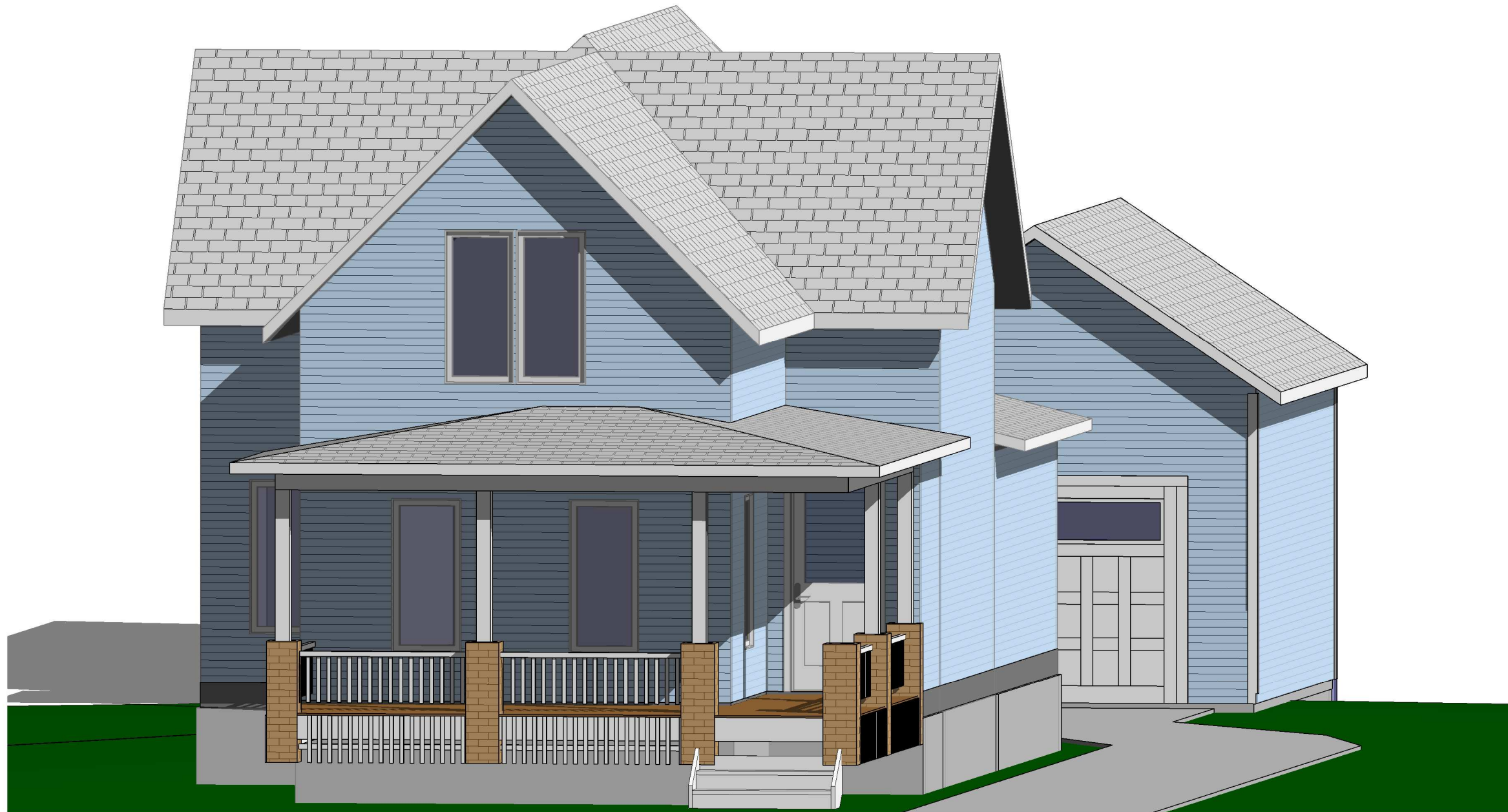
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**KOZEL GARAGE
REBUILD
1311 JENIFER STREET,
MADISON WISCONSIN**



2	LANDMARKS UPDATE	4-5-24
1	PERMIT SET	3-30-23
No.	Description	Date
Document Release		

Scale:
Sheet Name
STREET VIEW

Sheet Number
D903

GREENHOUSE DESIGN:

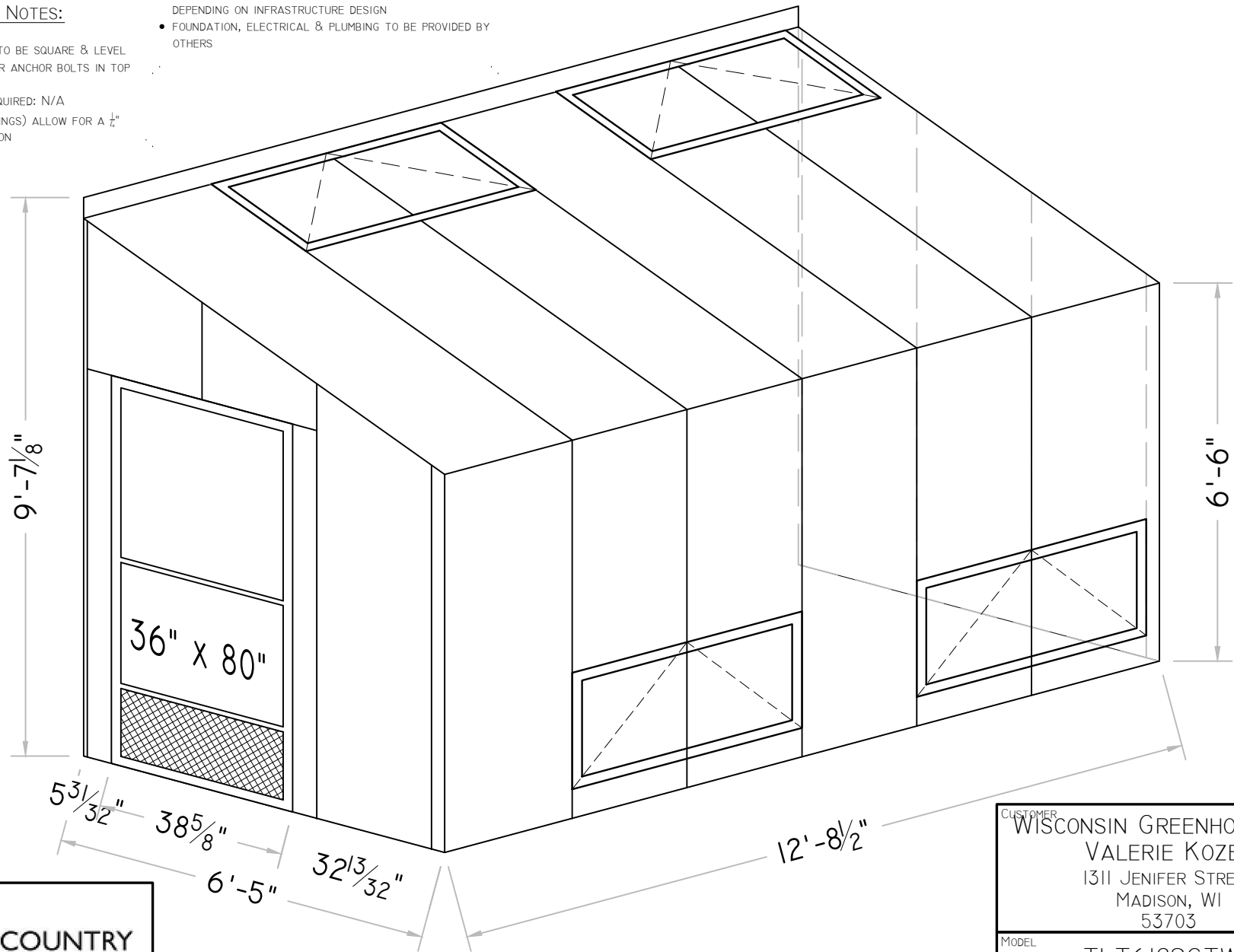
ROOF SLOPE: 5/12
DOOR DROP: 0"
FOUNDATION THICKNESS REQUIRED (MINIMUM): 4"
ACCESSORY LOCATIONS CONFIRMED: TBC

IMPORTANT NOTES:

- ALL DIMENSIONS ARE TO THE OUTSIDE OF GREENHOUSE FRAME
- FOR LAYOUT PURPOSES ONLY, DRAWING DOES NOT SHOW ALL INFRASTRUCTURE INCLUDED
- SOME ACCESSORIES MAY NEED TO SHIFT POSITION DEPENDING ON INFRASTRUCTURE DESIGN
- FOUNDATION, ELECTRICAL & PLUMBING TO BE PROVIDED BY OTHERS

FOUNDATION DESIGN & NOTES:

- Type: TBC
- TOP OF FOUNDATION REQUIRED TO BE SQUARE & LEVEL
 - DO NOT USE LEVELING STRIPS OR ANCHOR BOLTS IN TOP OF WALL
 - EXTENDED DOOR THRESHOLD REQUIRED: N/A
 - FOUNDATION R/O (ROUGH OPENINGS) ALLOW FOR A 1/4" BETWEEN DOORS AND FOUNDATION



CUSTOMER	WISCONSIN GREENHOUSE CO. VALERIE KOZEL 1311 JENIFER STREET MADISON, WI 53703		
MODEL	TLT6I2SGTW+		
VIEW	LAYOUT 8.5x11		
PAGE	001	DRAWN	NB
CHECK	----		

