

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____

Project # _____

Legistar # 35009

DATE SUBMITTED: May 23, 2014

Action Requested

Informational Presentation

Initial Approval and/or Recommendation

Final Approval and/or Recommendation

UDC MEETING DATE: August 20,

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 739 Williamson Street (AKA 740)

ALDERMANIC DISTRICT: 6+4

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:

Renaissance Property Group
2132 Forden Ave
MADISON WIS 53704

IN SITE
115 E Main #200
MADISON WIS 53703

CONTACT PERSON: Michael MATTY

Address: 2132 Forden Ave

MADISON WIS 53704

Phone: 608.301.0000

Fax: _____

E-mail address: MMATTY@PPGRENTALS.COM

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)

Planned Residential Development (PRD)

New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)

School, Public Building or Space (Fee may be required)

New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.

Planned Commercial Site

(See Section B for:)

New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

Comprehensive Design Review* (Fee required)

Street Graphics Variance* (Fee required)

Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

Madison Municipal Building, Suite LL-100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
Phone: (608) 266-4635
Fax (608) 267-8739
www.cityofmadison.com

August 6, 2014

Mr. Stephen Mar-Pohl
InSite Consulting Architects
115 E Main St
Madison, WI 53703

Re: Certificate of Appropriateness for 739 Williamson Street

Mr. Mar-Pohl,

At its meeting on August 4, 2014 the Madison Landmarks Commission reviewed, in accordance with the Madison General Ordinances pertaining to provisions of the Landmarks Ordinance, your plans to construct a new structure located 739 (741) Williamson Street in the Third Lake Ridge Historic District. The Landmarks Commission voted to approve the issuance of a Certificate of Appropriateness for the new construction with the condition of approval that the property owner continue to maintain the living wall. In addition, the Landmarks Commission voted to provide an advisory recommendation to the Plan Commission that the land division is appropriate in the historic district.

This letter will serve as the "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-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.

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

Please also note that failure to comply with the conditions of your approval is subject to a forfeiture of up to \$250 for each day during which a violation of the Landmarks Commission ordinance continues (see Madison General Ordinances Sec. 33.19).

Please contact me with any questions.

Sincerely,

Amy Loewenstein Scanlon, Registered Architect
Preservation Planner
City of Madison Planning Division

cc: Building Inspection Plan Reviewers
City preservation file



Board of Directors

Michael Jacob, President	Carl Durocher
Chris Lukas, Vice President	Colleen Hayes
Cheema, JK, Treasurer	Jack Kear
Mike Soref, Secretary	Ralph Kuehn
Karyn Chacon	Lynn Lee
John Coleman	Anne Walker

July 28, 2014

Stuart Levitan, Chair
City of Madison Landmarks Commission

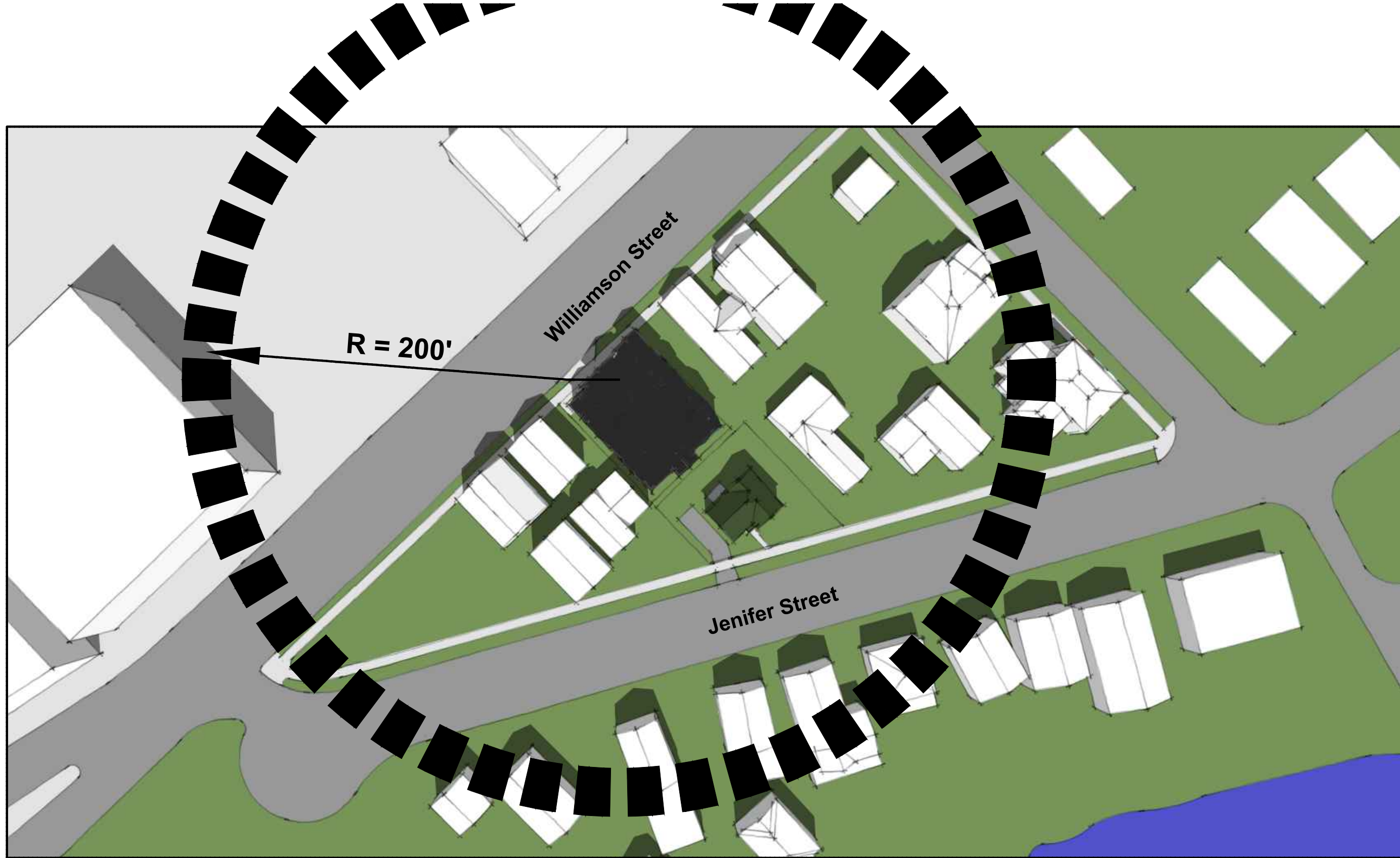
Dear Chairman Levitan,

The Marquette Neighborhood Association (MNA) supports Michael Matty's plans for the 740 Jenifer St. property. That includes renovation of the historic building on Jenifer St., division of the property into two lots (one on the Williamson St. side) and the present design for apartment building on the portion of the lot facing Williamson St. Mr. Matty has met with the MNA Preservation and Development Committee and the MNA Board of Directors. The neighborhood association had voted to support the project in May, and voted on the revised design of the apartment building at its July meeting. The Board's vote to support the project was unanimous.

Sincerely,

Michael Jacob
President, MNA Board of Directors

cc: Alder Marsha Rummel
Amy Scanlon
MNA Board
Michael Matty



Proposed 740 Jenifer Street Projects

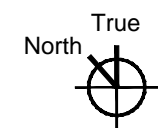


EXHIBIT A -

CERTIFIED SURVEY MAP NO.

PART OF LOT 4, BLOCK 128, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



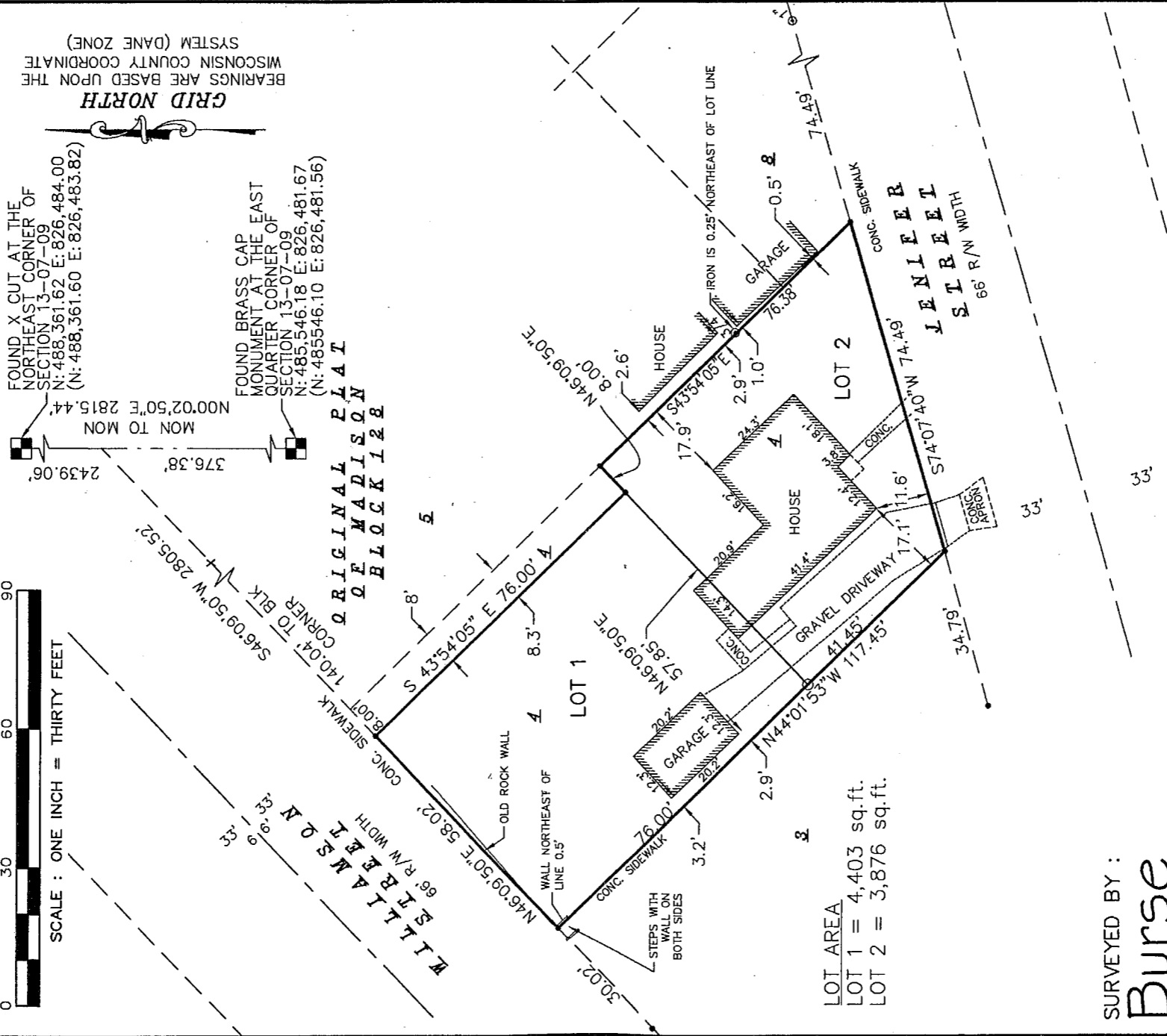
SCALE : ONE INCH = THIRTY FEET

FOUND X CUT AT THE NORTHEAST CORNER OF SECTION 13-07-09
 N: 488,361.62 E: 826,484.00
 (N: 488,361.60 E: 826,483.82)

FOUND BRASS CAP MONUMENT AT THE EAST QUARTER CORNER OF SECTION 13-07-09
 N: 485,546.18 E: 826,481.67
 (N: 485,546.10 E: 826,481.56)

GRID NORTH
 BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)

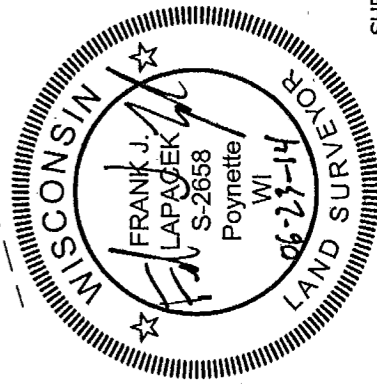
ORIGINAL PLAT OF MADISON BLOCK 128



LOT AREA
 LOT 1 = 4,403 sq.ft.
 LOT 2 = 3,876 sq.ft.

SURVEYED BY:
Burse

surveying & engineering
 1400 E. Washington Ave, Suite 158
 Madison, WI 53703 608.250.9263
 Fax: 608.250.9266
 email: Mburse@BSE-INC.net
 www.bursesurveyengr.com



SURVEYED FOR :
 Renaissance Property Group, LLC
 2132 Fordem Ave, Suite 100
 Madison, WI 53704

DOCUMENT NO. _____
 VOLUME _____ PAGES _____
 Date: 06-23-2014
 Plot View: CSM

CERTIFIED SURVEY MAP NO.

PART OF LOT 4, BLOCK 128, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording by the secretary of the City of Madison Planning Commission.

Dated this ____ day of _____, 2014.

Steven R. Cover, Secretary of Planning Commission.

LEGEND

- SOLID IRON ROD FOUND SIZE NOTED
- ⊙ IRON PIPE FOUND OUTSIDE DIAMETER NOTED
- X FOUND CHISELED "X" IN CONCRETE
- ⊙ SET MAG NAIL
- ⊙ FOUND MAG NAIL
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.

DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

NOTES:

1. Date of Survey: 05-28-2014

2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. Surveyor was provided with a Title Commitment Number 2544046 dated May 8, 2014 from First American Title Insurance Company, which references the following:

(1) Reservations for easements, building setback lines and other matters shown on the recorded plat or certified survey map of the subject property referred to in Schedule A herein.

CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File I.D. Number _____, adopted on the ____ day of _____, 200____, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this ____ day of _____, 2014.

Maribeth Witzel-Behl, City Clerk
City of Madison, Dane County, Wisconsin

SURVEYOR'S CERTIFICATE:

I, Frank J. Lapacek, Registered Land Surveyor No. 2658, hereby certify that I have surveyed, divided, and mapped Part of Lot 4, Block 128, Original Plat of Madison, as recorded in Volume A of Plats, on page 3, Dane County Registry, located in the Southwest Quarter of the Southeast Quarter of Section 13, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows: Commencing at the East Quarter corner of said Section 13; thence North 00 degrees 02 minutes 50 seconds East along the east line of the Northeast Quarter of said Section 13, 376.38 feet; thence South 43 degrees 09 minutes 50 seconds West, 2805.52 feet to the point of beginning; thence South 43 degrees 54 minutes 05 seconds East, 76.00 feet; thence North 46 degrees 09 minutes 50 seconds East, 8.00 feet; thence South 43 degrees 54 minutes 05 seconds East, 76.38 feet to the north right of way line of Jenifer Street; thence South 74 degrees 07 minutes 40 seconds West along said north right of way line, 74.49 feet; thence North 44 degrees 01 minute 53 seconds West, 117.45 feet to the south right of way line of Williamson Street; thence North 46 degrees 09 minutes 50 seconds East along said south right of way line, 58.02 feet to the Point of Beginning, under the direction of Michael Matty, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this 23rd day of JUNE, 2014.

Signed: Frank J. Lapacek, R.L.S. No. 2658

SURVEYED BY:

Burse

Surveying & engineering

1400 E. Washington Ave, Suite 158
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: Mburse@BSE-INC.net

MAP NO. _____

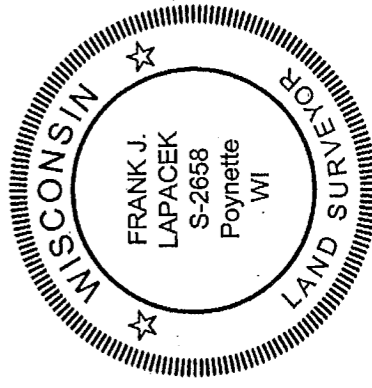
DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: 06-23-2014

Plot View: CSM

PROJECTS\BSE1582\2014\DWG\CSBSET582.dwg



CERTIFIED SURVEY MAP NO.

PART OF LOT 4, BLOCK 128, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

I, Michael Matty, as owner, do hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on sheet 1. I also certify that this Certified Survey Map is required by s.236.34 to be submitted to the following for approval or objection.

City of Madison

WITNESS the hand and seal of said owner, this ___ day of _____, 2014.

Michael Matty

State of Wisconsin)

)ss.

County of Dane)

Personally came before me this ___ day of _____, 2014, the above named Michael Matty, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public: _____

My commission expires/is permanent: _____

CONSENT OF MORTGAGEE

The Park Bank, a banking association duly organized and existing under and by virtue of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this Certified Survey Map, and does hereby consent to the above owner's certificate.

IN WITNESS WHEREOF, the said The Park Bank, has caused these presents to be signed by _____ at _____, Wisconsin, this _____ day of 2014.

Authorized Representative

State of Wisconsin)

)ss.

County of Dane)

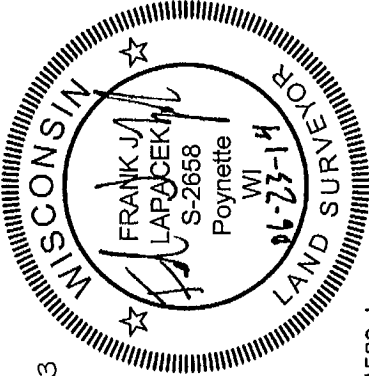
Personally came before me this ___ day of _____, 20___, its _____, at _____ of the above named banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

Notary Public: _____

My commission expires/is permanent: _____

SURVEYED BY :

Burse

surveying & engineering 

1400 E. Washington Ave, Suite 158
Madison, WI 53703 608.250.9263
Fax: 608.250.9266

email: Mburse@BSE-INC.net
www.bursesurveyengr.com

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: 06-23-2014

Plot View: CSM

PROJECTS\BSE1582\2014\DWG\CSBSE1582.dwg

Office of the Register of Deeds

_____ County, Wisconsin

Received for Record

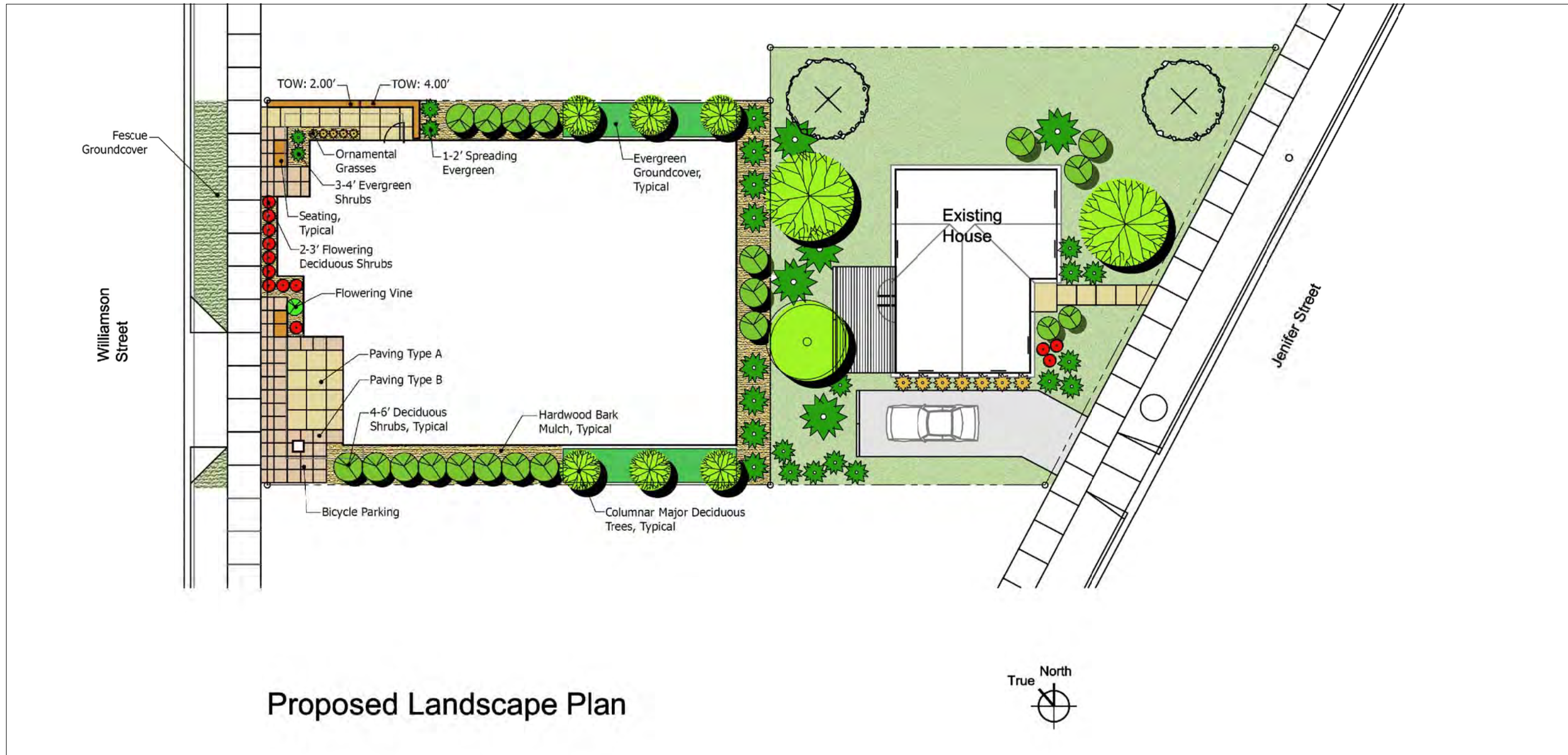
_____ 20___ at _____

_____ o'clock ___M as

Document No. _____

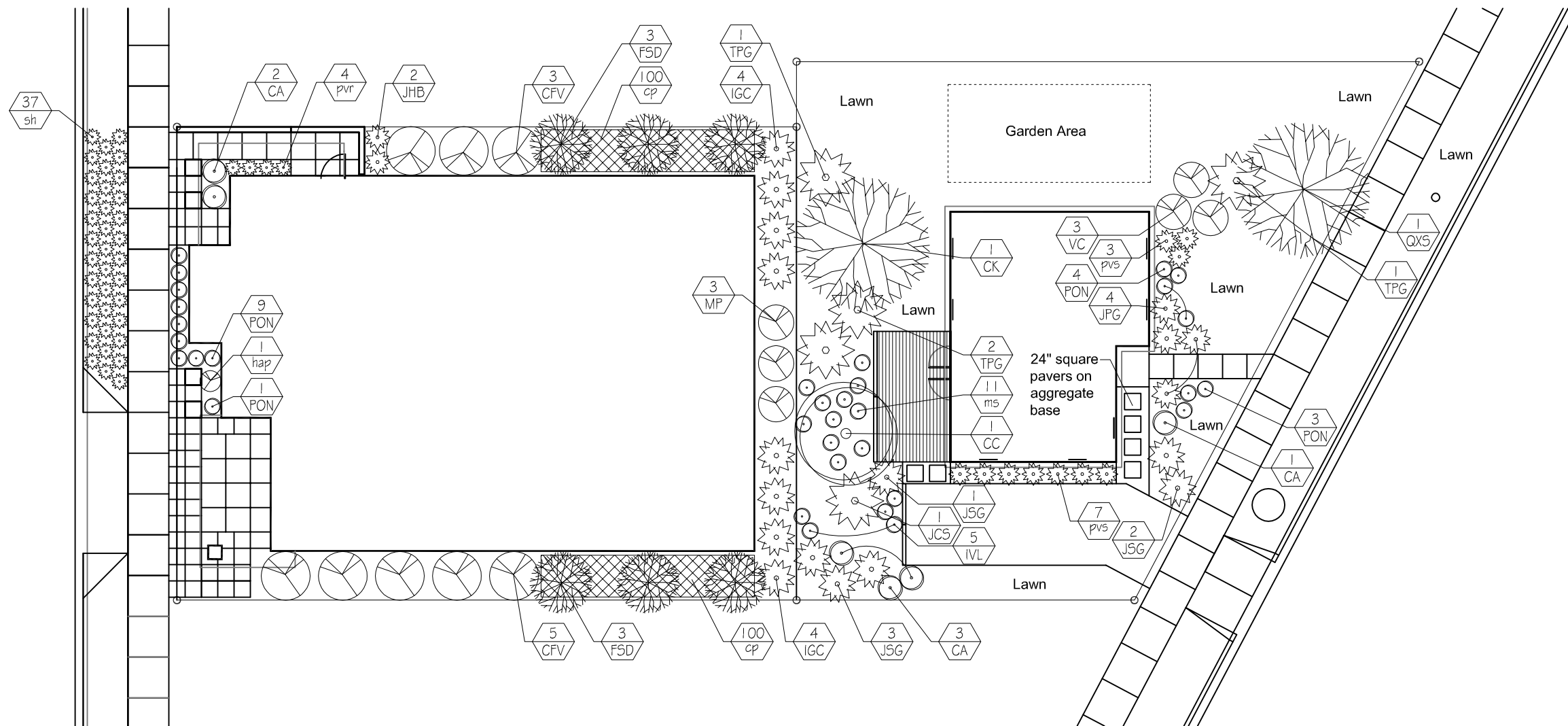
in _____

Register of Deeds



Proposed Landscape Plan





Proposed Landscape Plan

PLANT SCHEDULE AND LEGEND

Key	Botanical Name	Common Name	Qty	Planting Size	Root Spec	Spacing	Comments
Major Deciduous Trees							
CK	Cladrastis kentuckea	Yellowwood	1	2 1/2" cal	B&B	As shown	Straight leader
FSD	Fagus sylvatica 'Dawyckii Gold'	Dawyck Gold Beech	6	2 1/2" cal	B&B	10'-0" o.c.	Straight leader, matched
QXS	Quercus x schuetti	Swamp Bur Oak	1	2 1/2" cal	B&B	As shown	Straight leader
Minor Deciduous Trees							
CC	Cercis canadensis	Eastern Redbud	1	8' HT	B&B	As shown	Multi-stem, full plant
Evergreen Trees							
JCS	Juniperus chinensis 'Spartan'	Eastern Redbud	1	4' HT	B&B	As shown	Full plant
TPG	Thuja plicatum 'Grovpil'	Spring Grove Arborvitae	4	4' HT	B&B	As shown	Full plants
Evergreen Shrubs							
IGC	Ilex glabra 'Compacta'	Compact Inkberry	8	24" HT	Cont	As shown	Full plants, matched
JSG	Juniperus chinensis 'Sea Green'	Sea Green Juniper	6	24" HT	Cont	As shown	Full plants
JHB	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper	2	12" HT	Cont	As shown	Full plants, matched
JPG	Juniperus x pfitzeriana 'Gold Coast'	Gold Coast Juniper	4	15" HT	Cont	As shown	Full plants, matched
Deciduous Shrubs							
CFV	Calycanthus floridus 'Athens'	Athens Carolina Allspice	8	24" HT	Cont	7'-0" o.c.	Full plants, matched
CA	Ceanothus americanus	New Jersey Tea	6	18" HT	Cont	As shown	Full plants, matched
IVL	Itea virginica 'Little Henry'	Little Henry Sweetspire	5	18" HT	Cont	As shown	Full plants, matched
MP	Myrica pensylvanica	Northern Bayberry	3	24" HT	Cont	5'-0" o.c.	Full plants, matched
PON	Physocarpus opulifolius 'Nana'	Dwarf Ninebark	17	12" HT	Cont	2'-0" o.c.	Full plants, matched
VC	Viburnum carlesii	Koreanspice Viburnum	3	24" HT	Cont	As shown	Full plants
Perennials, Vines and Groundcovers							
cp	Carex pensylvanica	Pennsylvania Sedge	200	plugs	Cont	12" o.c.	Full plants
hap	Hydrangea anomala petiolaris	Climbing Hydrangea	1	5 GAL	Cont	As shown	Full plants
ms	Matteuccia struthiopteris	Ostrich Fern	11	1 GAL	Cont	As shown	Full plants
pvr	Panicum virgatum 'Ruby Ribbons'	Ruby Ribbons Switch Grass	4	2 GAL	Cont	24" o.c.	Full plants, matched
pvs	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	10	1 GAL	Cont	36" o.c.	Full plants, matched
sh	Sporobolus heterolepis	Prairie Dropseed	37	1 GAL	Cont	18" o.c.	Full plants, matched

Hydrangea anomala subsp. petiolaris

[Back to Previous Page](#)



★ ★ ★ ★ ☆ [See Comments](#)

[More Images](#)

[Plant of Merit](#)

[Tried and Trouble-free](#)

Recommended by 11 Professionals

Common Name: climbing hydrangea

Type: Vine

Family: Hydrangeaceae

Native Range: Japan, Sakhalin, Korea, Taiwan

Zone: 4 to 8

Height: 30.00 to 50.00 feet

Spread: 5.00 to 6.00 feet

Bloom Time: May to July

Bloom Description: White

Sun: Part shade to full shade

Water: Medium

Maintenance: Low

Flower: Showy, Fragrant, Good Cut, Good Dried

Other: Winter Interest

Tolerate: Rabbit, Drought, Heavy Shade

[Garden locations](#)

Culture

Best grown in rich, fertile, moist but well-drained soils in part shade to full shade. Tolerates full sun only if grown with consistently moist soils. Somewhat intolerant of the hot and humid conditions of the deep South, and typically will not thrive in USDA Zone 8. Slow to establish, but quite vigorous thereafter. Propagate by seeds or stem cuttings.

Noteworthy Characteristics

Hydrangea anomala, commonly known as climbing hydrangea, is a vigorous, sprawling, deciduous, woody vine that clings and climbs by twining and aerial rootlets along the stems, typically maturing over time to 30-40' long. Horizontal lateral branching often extends several feet beyond supporting structures. Unsupported vines sometimes will grow in the form of a mounding shrub to 3-4' tall, sprawling along the ground like a ground cover eventually covering an area of up to 200 square feet. This plant is native to wooded valleys, stream banks and mountain slopes in the Himalayas and China. Opposite, simple, serrate, ovate, dark green leaves (to 4" long) have cordate bases. Non-showy yellow fall color. Fragrant white flowers in flat-topped clusters (to 8" wide) bloom in late spring to early summer (May-June). Each flower cluster consists of non-showy, creamy white to greenish-yellow fertile flowers in the center surrounded by showy white sterile flowers. Dried flower heads are reddish brown. Exfoliating bark on mature stems is also reddish brown and attractive in winter. Fruit ripens in September-October. Flattened clusters (corymbs 6-10" wide) of fragrant, white flowers in a lacecap configuration (small creamy white to greenish yellow fertile flowers in the center with a marginal ring of showy white sterile flowers) bloom in late spring to early summer (June-July). Fewer than 10 stamens per flower. Exfoliating, reddish brown bark of mature plants is attractive in winter. Once established, this vine can develop a somewhat bushy habit, with lateral branches growing out several feet from the support structure, thus giving the foliage a somewhat tiered effect.

Genus name comes from the Greek words *hydor* meaning water and *angeion* meaning vase or vessel in reference to the seed capsule resembling a water-carrying vessel.

Specific epithet comes from the Greek word *anomala* in reference to the vine-like plant habit.

Subsp. *petiolaris* (formerly known as *Hydrangea petiolaris*) is native to eastern Siberia, Japan, China and South Korea. It differs from the species by its larger growth (matures to 60' long), larger flower clusters (to 10" diameter), fewer showy sterile flowers per cluster, more than 10 stamens per flower, elliptic-ovate leaves (to 6" long) and better winter hardiness. Subspecies name is in reference to the long petioles of this plant.



Williamson Street View - 1



Williamson Street View - 2



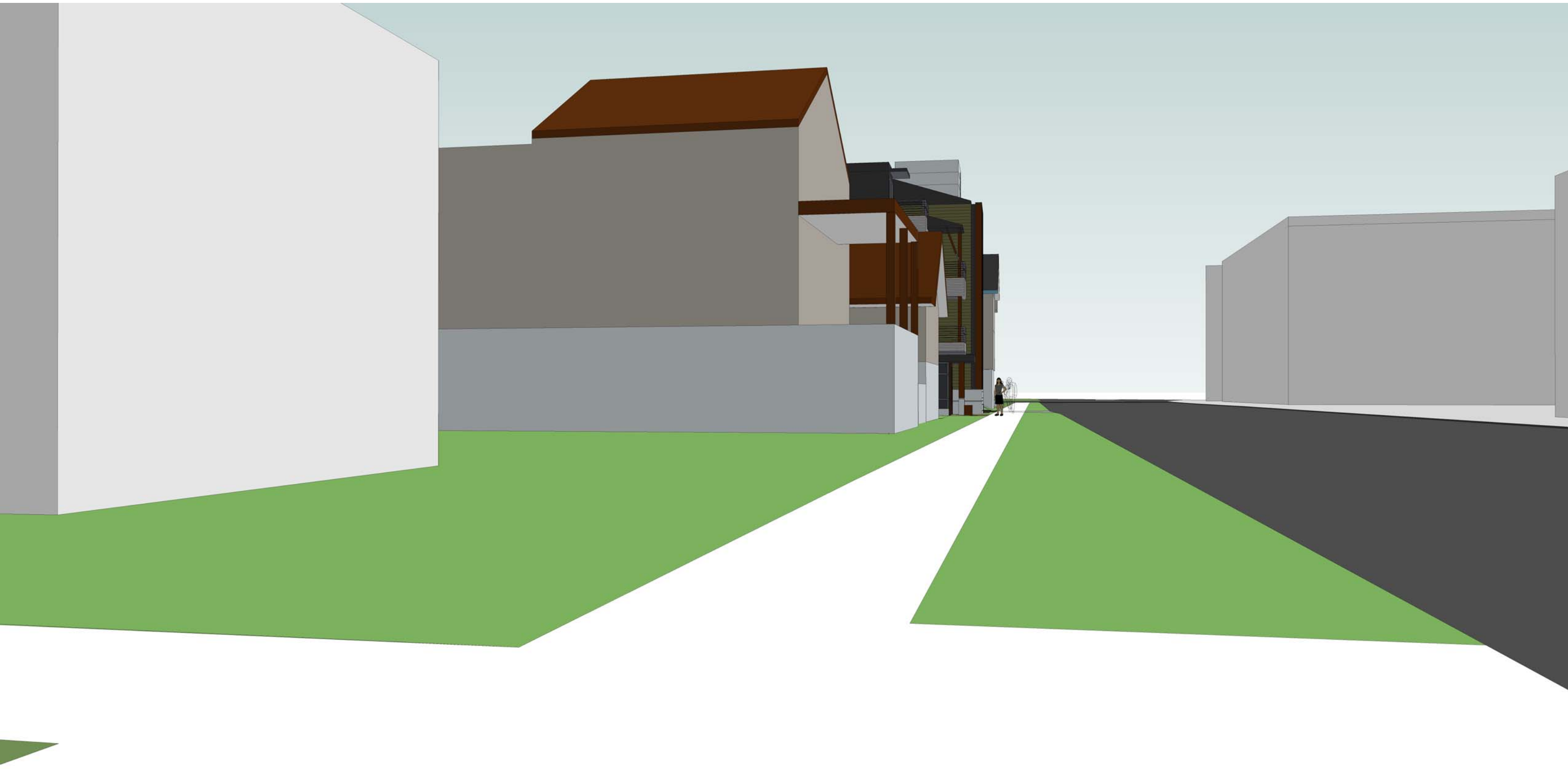
Williamson Street View - 3



Williamson Street View - 4



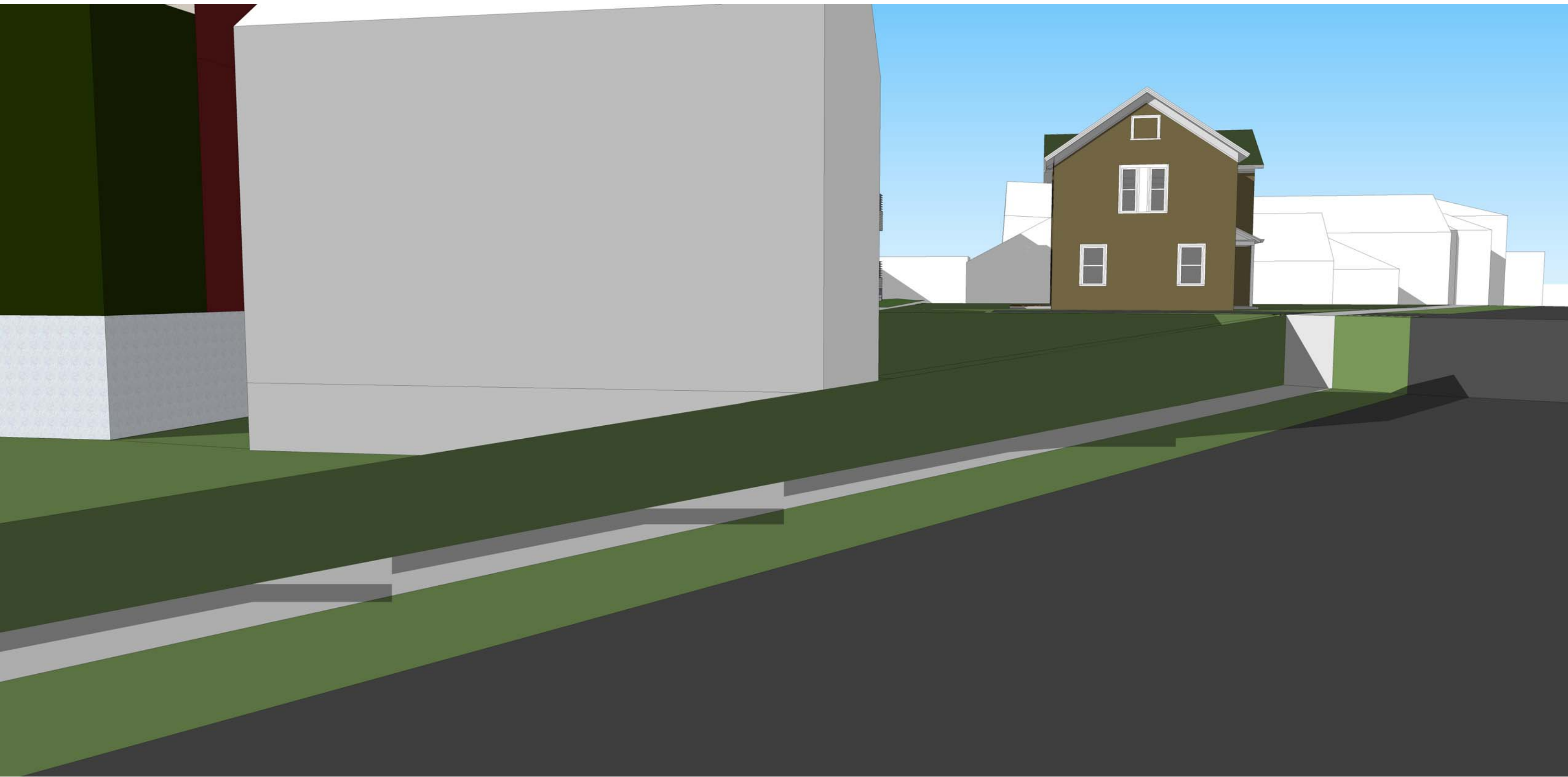
Williamson Street View - 5



Williamson Street View - 6



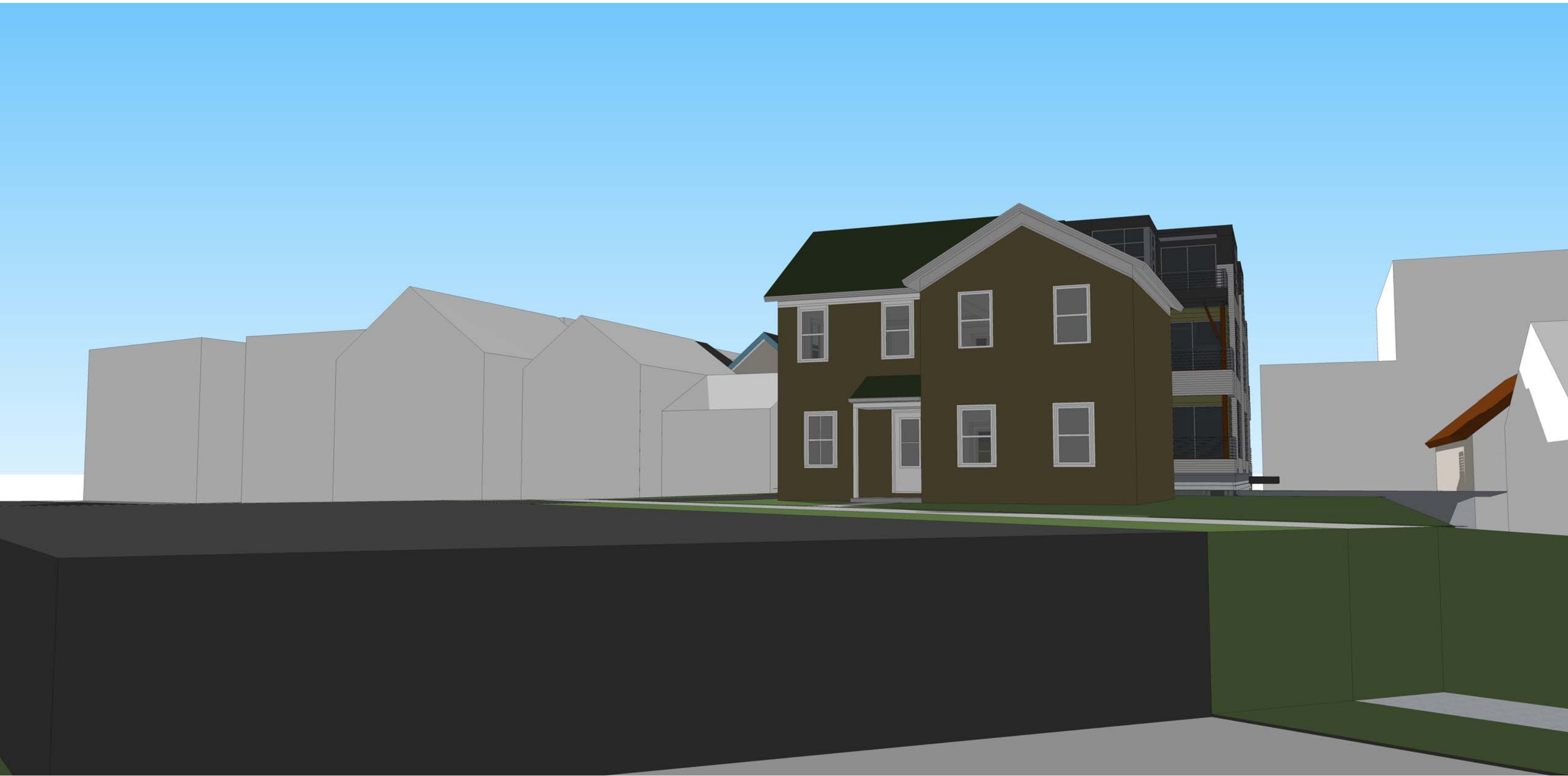
Williamson Street View - 7



Jenifer Street View - 1



Jenifer Street View - 2



Jenifer Street View - 3



Jenifer Street View - 4



West Elevation



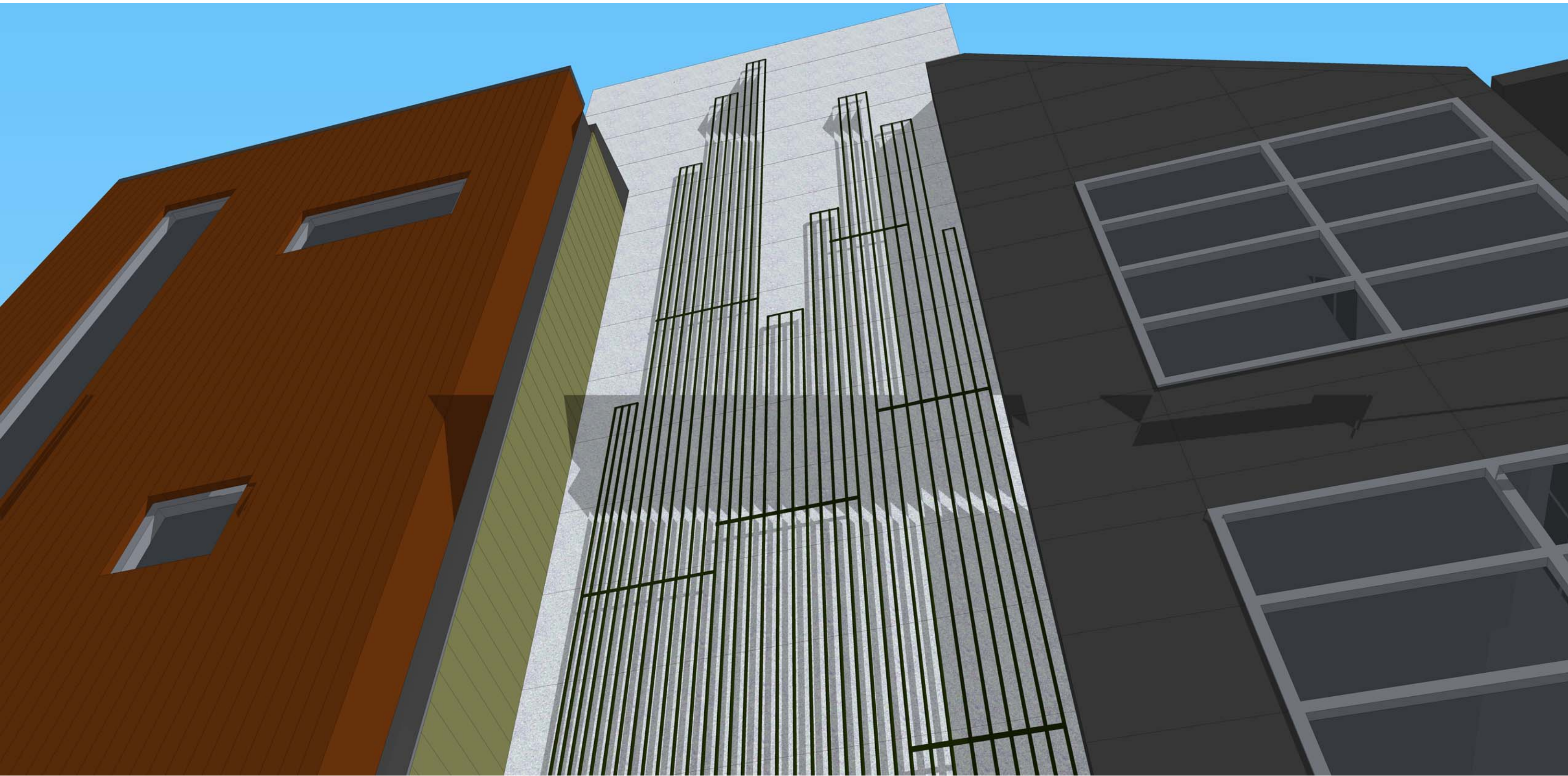
South Elevation



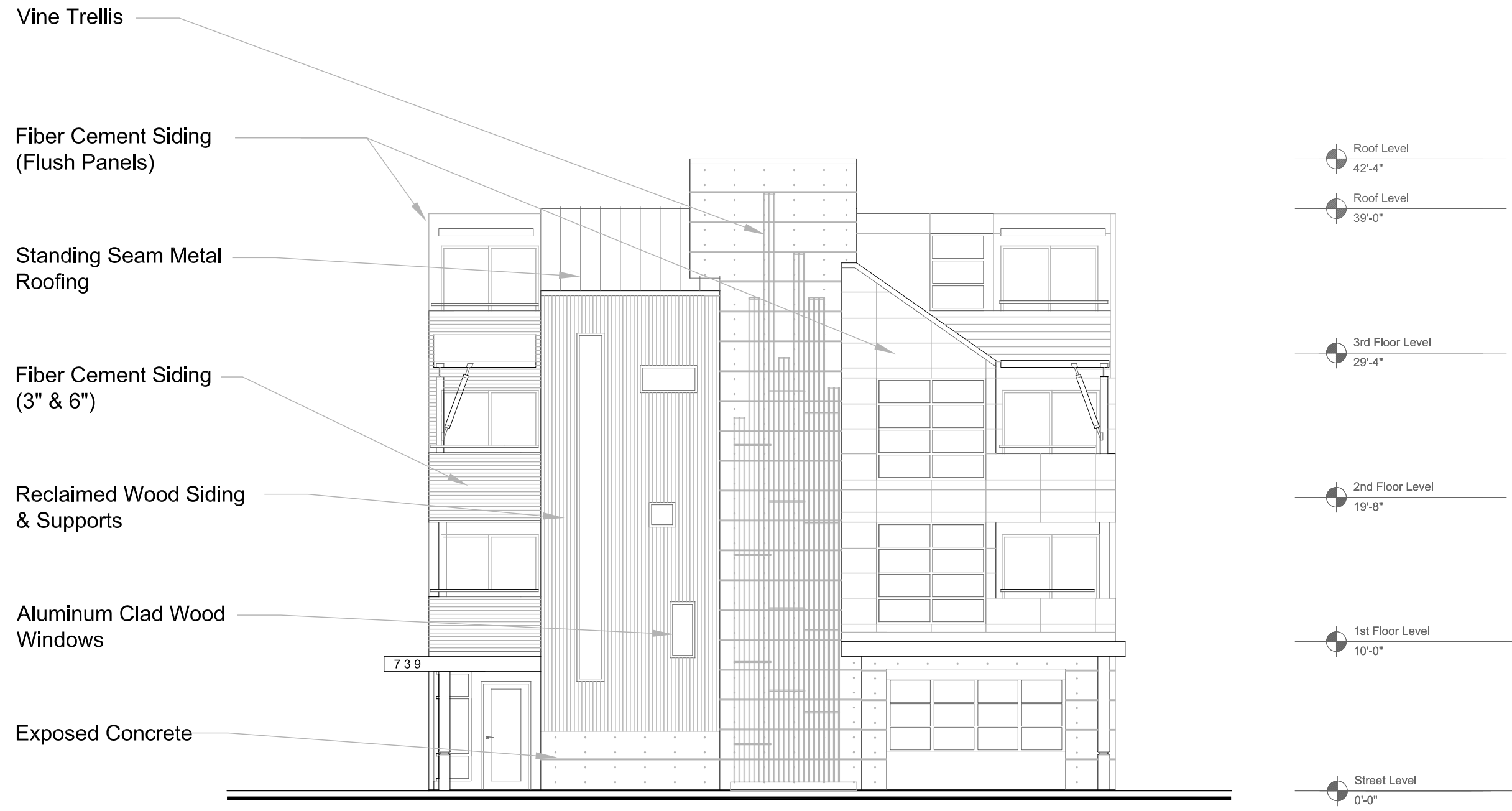
East Elevation



North Elevation



View of Proposed Trellis



Proposed Exterior Elevation - WEST





North Elevation



West Elevation

Proposed Exterior Elevations

Exterior Materials

SIDING:

- Fiber cement siding (3" & 6")
- Smooth face fiber cement panels
- Reclaimed wood

WINDOWS

- Aluminum clad wood

ROOFING

- Standing-seam metal
- EPDM (single membrane)





South Elevation



East Elevation

Exterior Elevations

Exterior Materials

SIDING:

- Fiber cement siding (3" & 6")
- Smooth face fiber cement panels
- Reclaimed wood

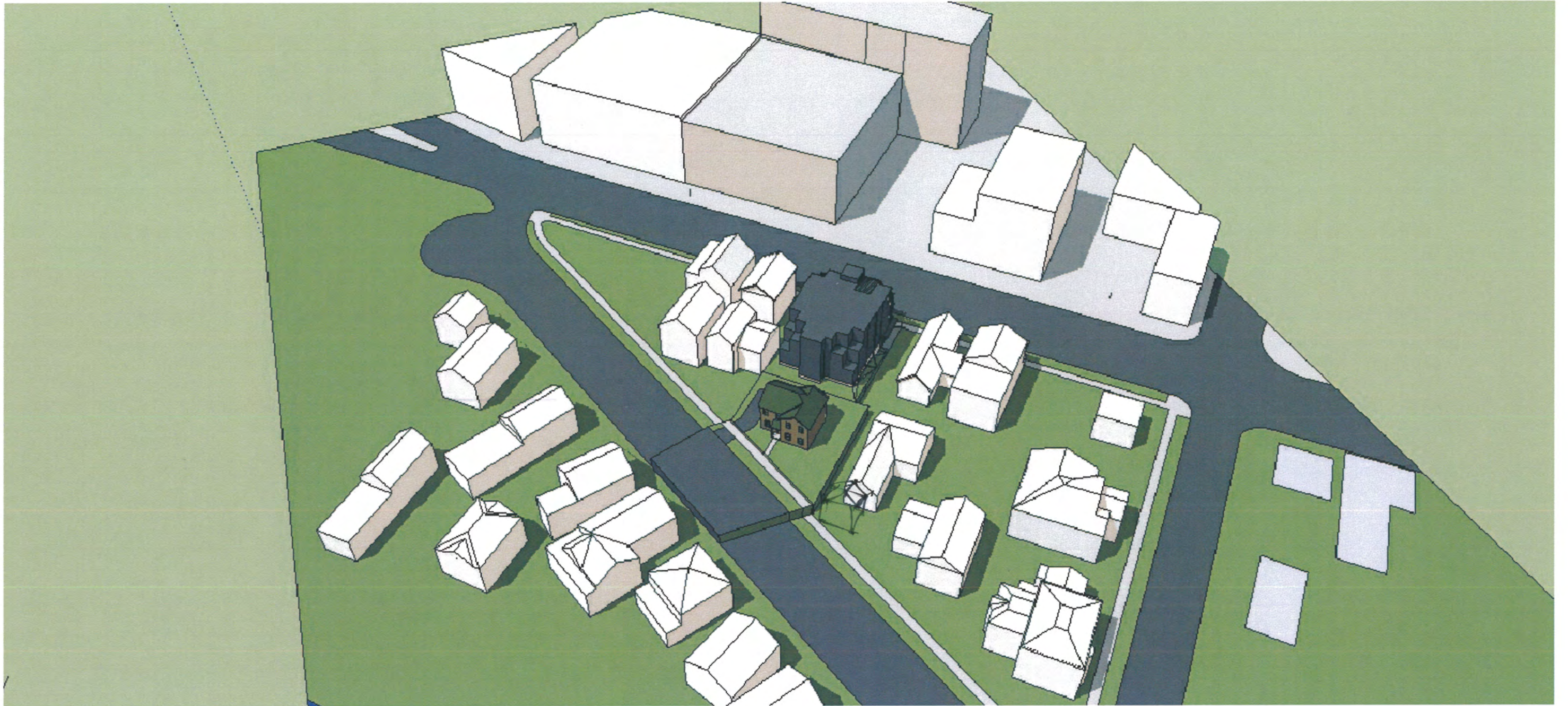
WINDOWS

- Aluminum clad wood

ROOFING

- Standing-seam metal
- EPDM (single membrane)





VOLUME

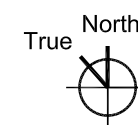


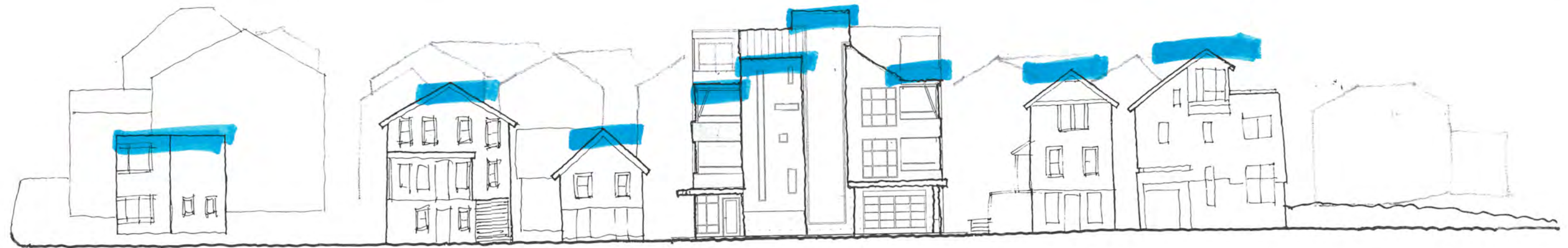
M1





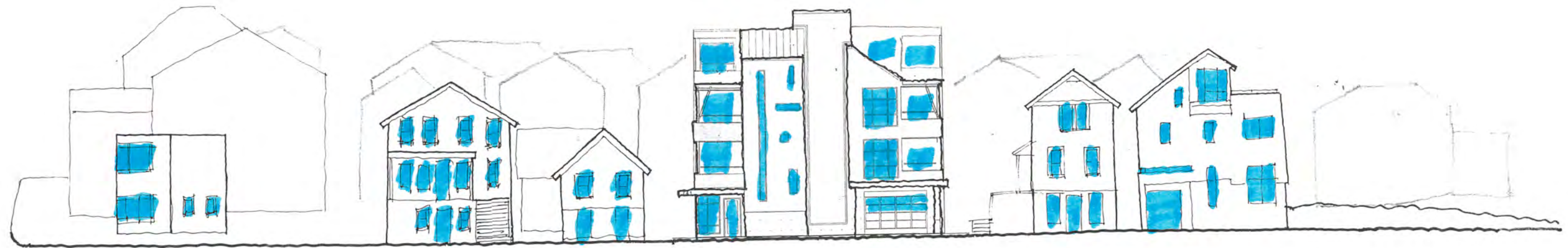
Williamson Street Elevation





WILLIAMSON ST. ELEVATION

HEIGHT



WILLIAMSON ST. ELEVATION

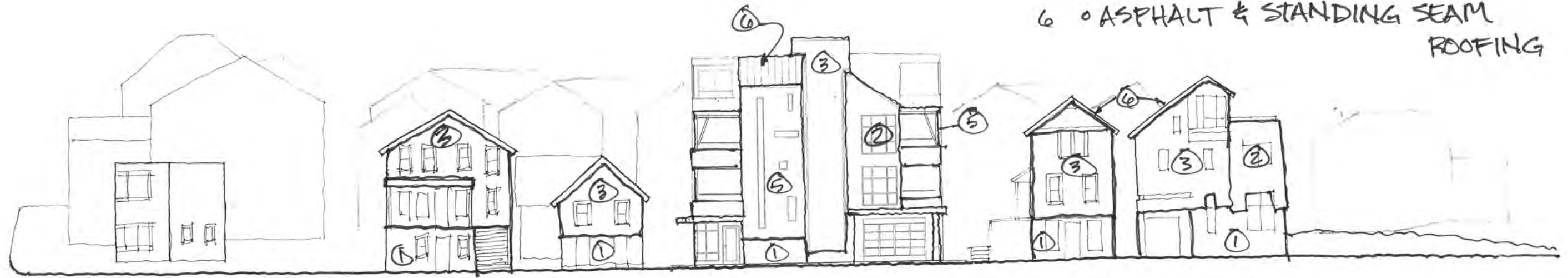
RHYTHM - SOLIDS AND VOIDS



6.2

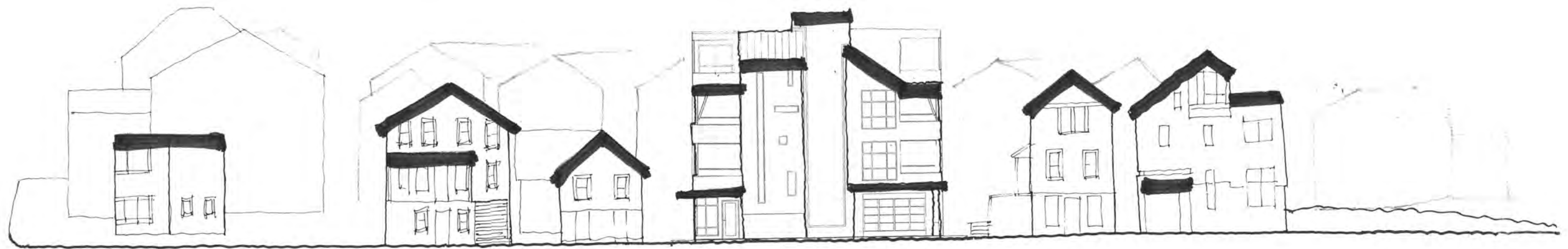


- 1 • EXPOSED CONCRETE
- 2 • ALUMINUM CLAD • WOOD WINDOWS
- 3 • FIBER CEMENT SIDING (& WOOD)
- 4 • METAL PANEL SIDING
- 5 • RECLAIMED WOOD
- 6 • ASPHALT & STANDING SEAM ROOFING



WILLIAMSON ST. ELEVATION

MATERIALS

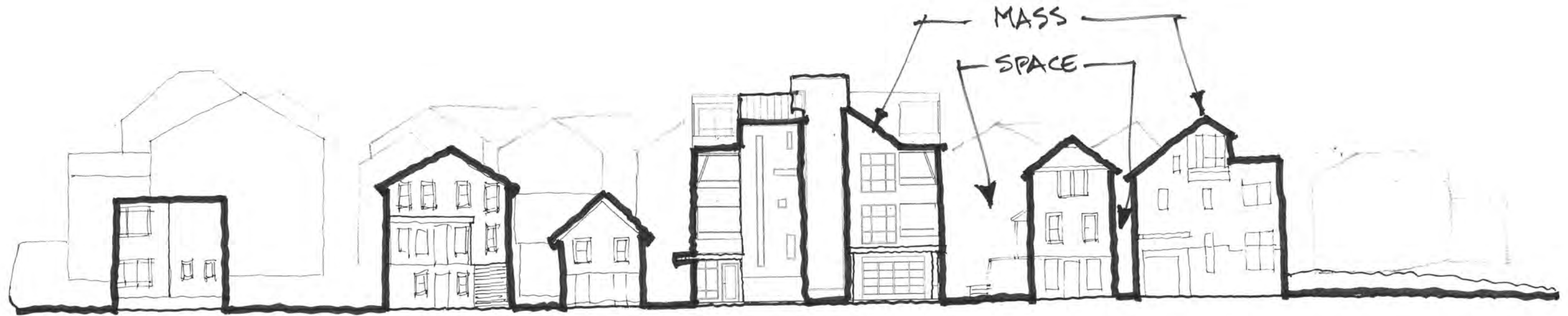


WILLIAMSON ST. ELEVATION

ROOF



C-4



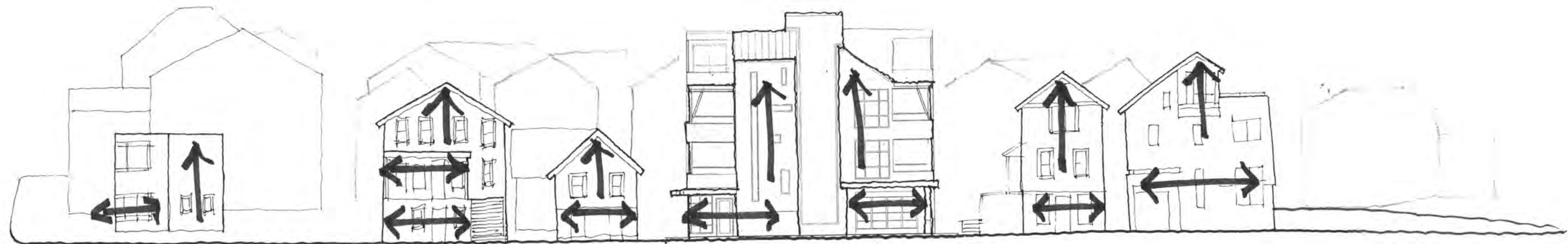
WILLIAMSON ST. ELEVATION

RHYTHM - MASSES AND SPACES



C-5





WILLIAMSON ST. ELEVATION

DIRECTIONAL EXPRESSIONS



R-2



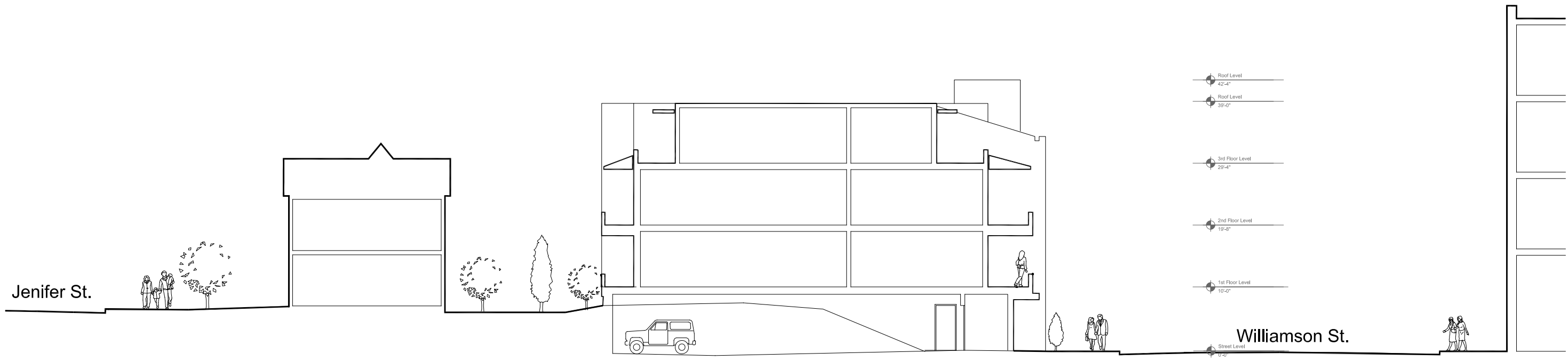
SIMILAR / COMPATIBLE -

- SIDING IS LINEAR (3" & 6" HTS.) & PANELIZED
- WINDOWS ARE PUNCHED OPENINGS & DISTRIBUTED
- EDGE PROFILES (COPINGS/EAVES) ARE 6" TO 12" HT.
- EXPOSED CONCRETE AT BASE OF BUILDING



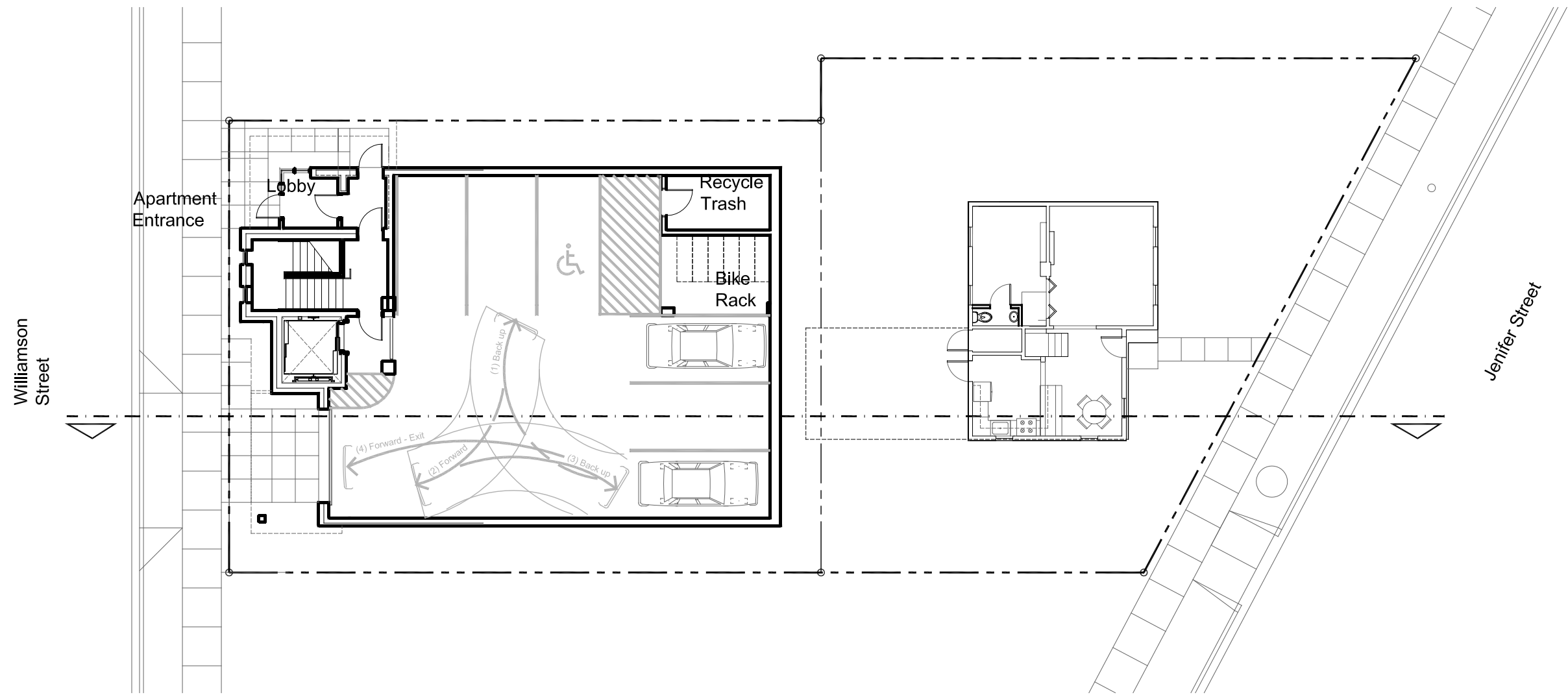
WILLIAMSON ST. ELEVATION

MATERIALS, PATTERNS AND TEXTURES

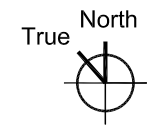


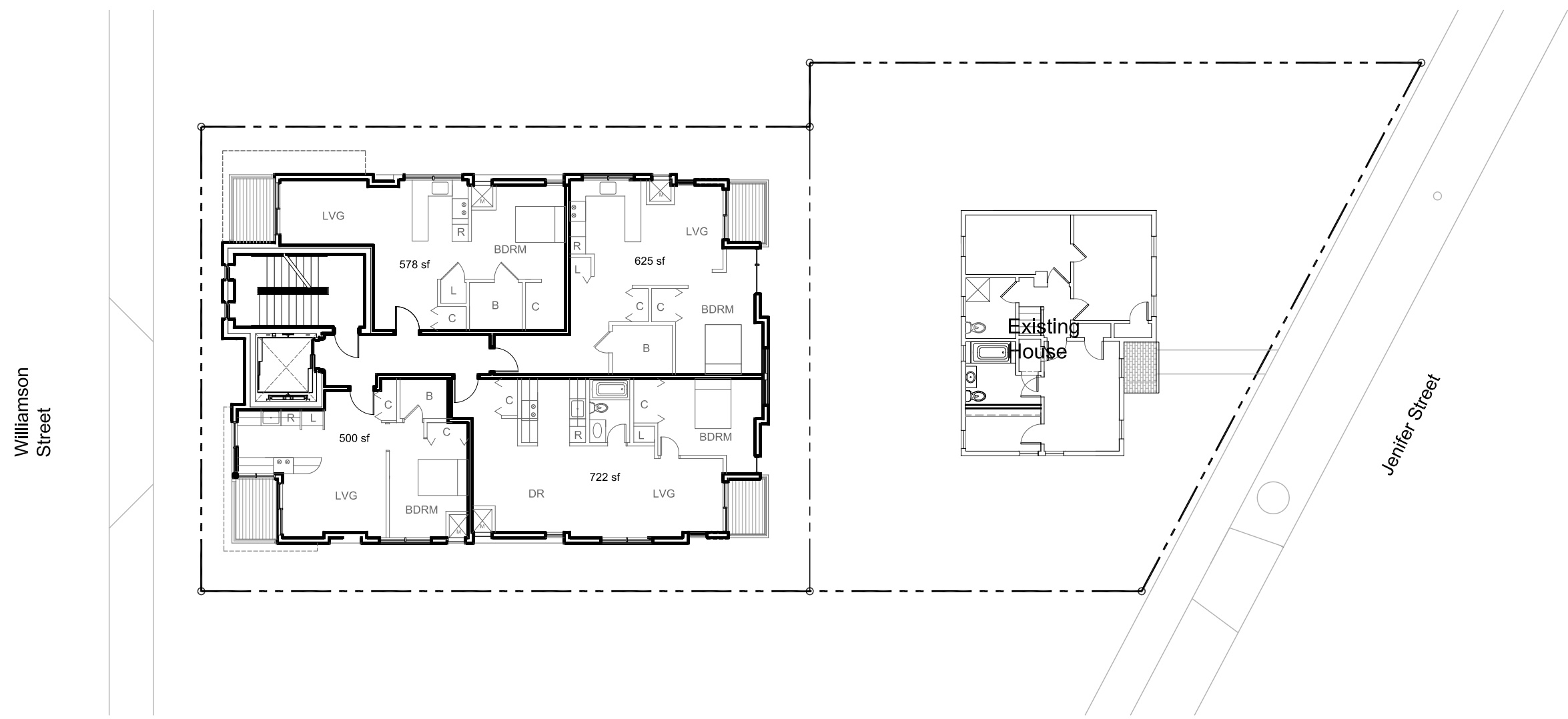
Site Section



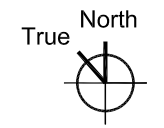


Williamson Street Level Plan

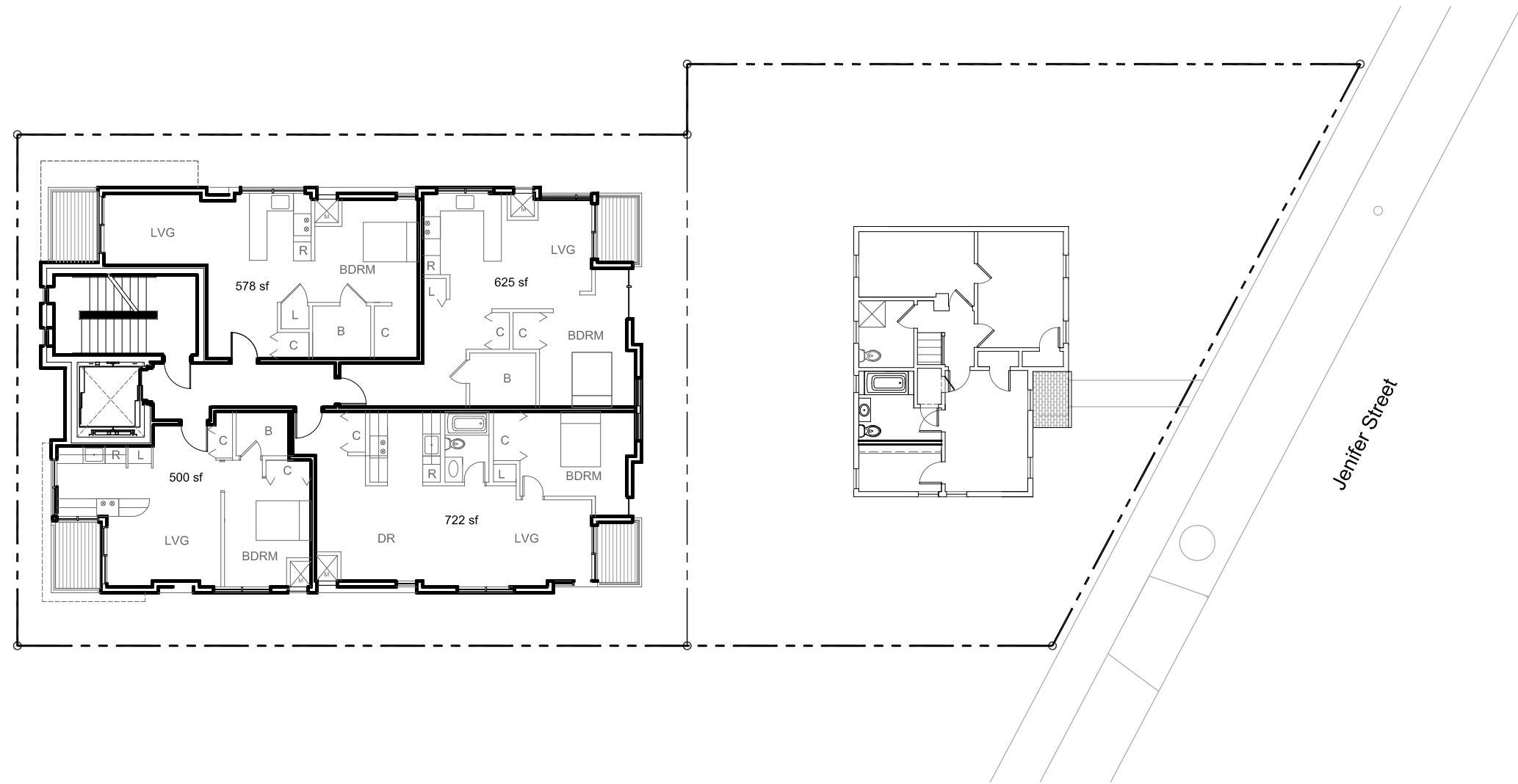




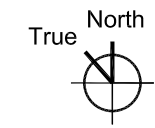
Proposed 1st Floor Plan

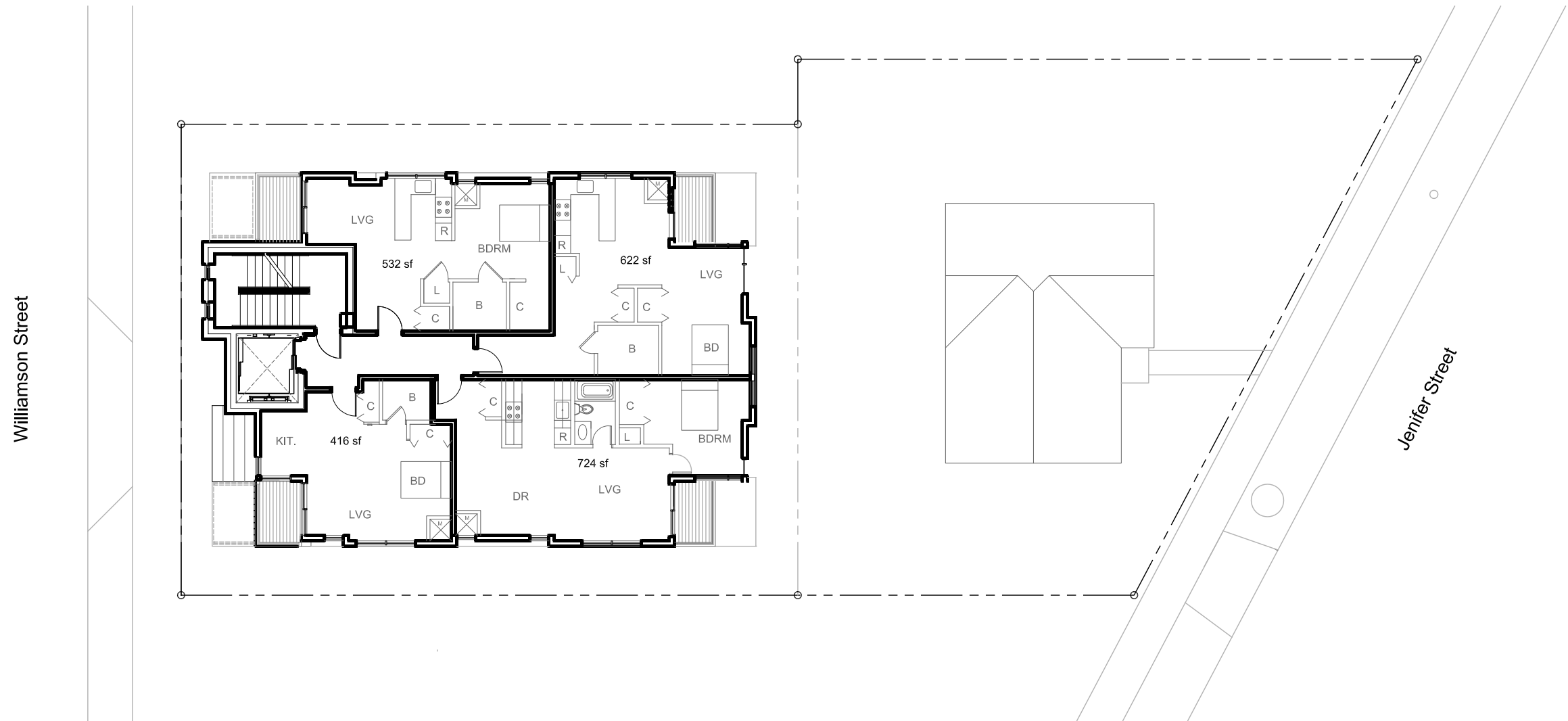


Williamson Street

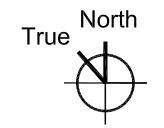


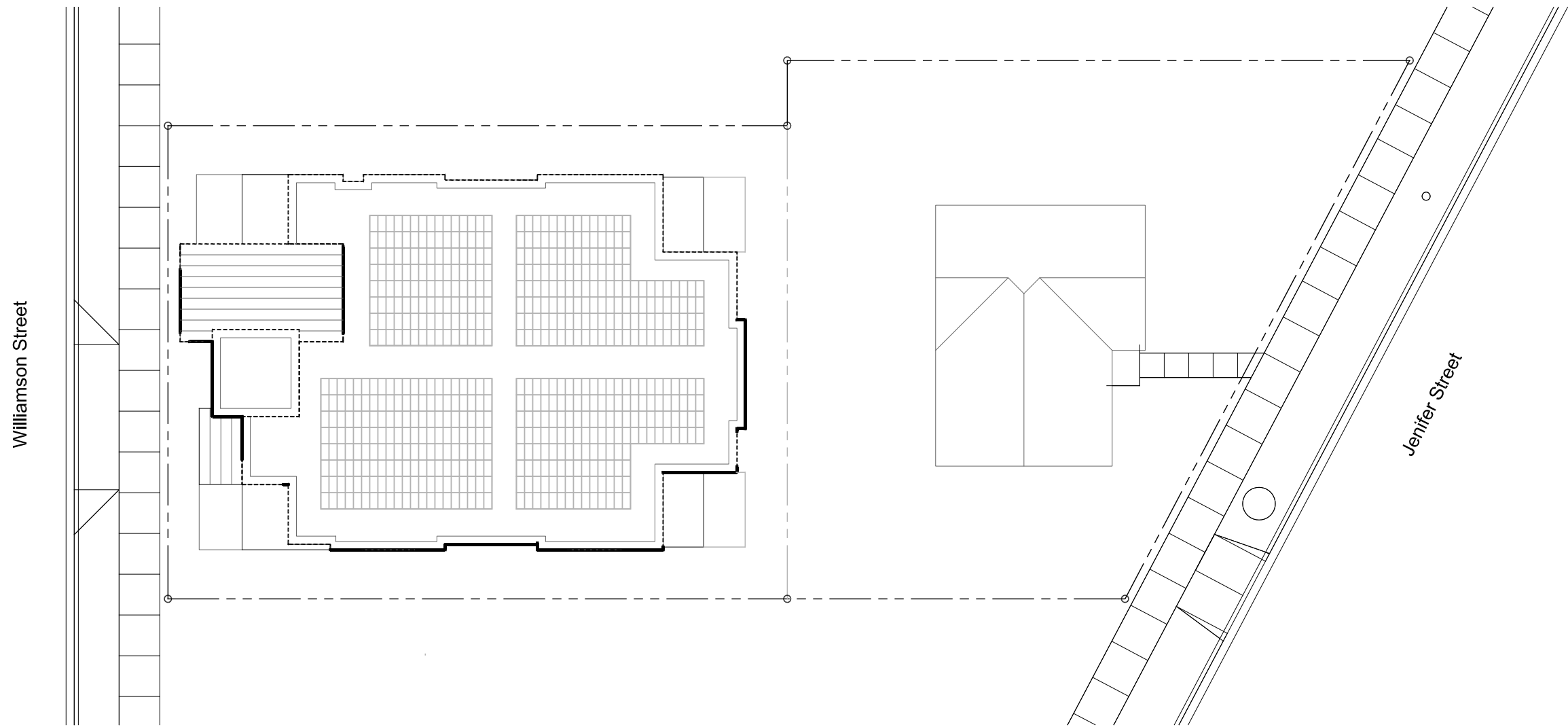
Proposed 2nd Floor Plan





Proposed 3rd Floor Plan





Proposed Roof Plan

