



**BIRRENKOTT SURVEYING, INC.**  
*Land Surveying and Soil Testing*

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June 26, 2013

Department of Planning and Community & Economic Development  
Att: Tim Parks  
Madison Municipal Building  
215 Martin Luther King Jr. Blvd., Suite LL-100  
Madison, WI 53703

RE: Two-lot Certified Survey Map  
723/725 Jenifer Street

Dear Mr. Parks:

Our client wishes to have a two-lot Certified Survey Map (CSM) prepared on her property at 723/725 Jenifer Street. The parcel contains two buildings, a two-story structure (723) containing four efficiency apartment rental units and a two-story single-family residence (725), and has frontage on Lake Monona. The property is currently zoned HIS-TL TR-V2 (Parcel No. 0709-134-1605-8). Lot 1 (2,121 square feet) of the proposed CSM would contain the four-unit building; Lot 2 (5,731 s.f.), the single-family residence. Lot 2 would comprise the bulk of the property along with the lake frontage.

The purpose of the CSM is to have each building on its own saleable parcel. This is necessary in order that prospective buyers may obtain conventional financing. Although several avenues have been explored to solve this problem, e.g., selling the entire property, converting the property to a condominium, obtaining PUD zoning, etc., to date no solution has been found (please see accompanying letter of intent for variance on lot split).

Our client acknowledges that the lots of the proposed CSM will be substandard and will not meet all the requirements for the property's zoning. A variance application will be submitted to address any zoning issues. Discussions with city staff have been held concerning this project; the property's alderperson supports a variance to allow the two lots.

Respectfully submitted,

Mark Pynnonen  
Birrenkott Surveying, Inc.  
Agent for Katharine Blood

June 25, 2013

RE: Letter of Intent for variance on lot split for 723/725 Jenifer St., Madison, WI

To Whom It May Concern:

I am submitting the required documentation to request a variance for a lot split at 723/725 Jenifer St., Madison. This lot split is requested in order to allow for a successful sale of these two buildings, one a single-family home, and the other a 4-unit apartment building. We currently have it listed with Keller Williams Realty since early June, and while we've had an open house and over 15 showings we've been told that the interested buyers won't make an offer unless they know that the properties can be split to allow for conventional financing to be obtained.

This property has proven to be unsellable in its current configuration, and also when I tried to make two condos out of the property, one for each building. In 2011 we decided to sell the property and I engaged Pharis Horton (Horton Law Office, S.C.) to condominiumize the two buildings with the bulk of the land going to 725 and just enough land and access around 723 (the 4-unit) to allow access to utilities, sidewalk, etc. We listed the property with Alvarado RE agency as 2 condos - the single family and the 4 unit. The condo docs weren't finalized, as we wanted to leave the details flexible so that the new buyer could have input.

We got an offer from a surgeon who was moving from Colorado for the single family, 725 Jenifer, with a financing contingency. We accepted the offer. He worked with Wintrust Mortgage who worked with a number of lenders to get him a loan. He, of course, passed the financing requirements, but the senior loan processor, Linda Poirier, turned down the loan because the appraisal's comps she felt were not truly comparable, i.e. single family condos on the lake. Both Wintrust, Pharis Horton and myself looked to see if there was any lender who would accept the appraisal: Mr. Cochem at Farmers and Merchants, Dan Milbrandt and Summit Credit Union and Jim Pope also of Wintrust Mortgage. The responses were either that the property could be financed if it was a PUD (though there was some debate on whether a PUD would be FNMA eligible) instead of a condo, or that if the buyer wanted to buy the whole property, 723 and 725, then they could do an appraisal of the highest value building and lend 80 or 90% of that value, meaning the buyer would have to come in with cash for the other building (as well as the down payment for the financed building). Granville didn't want to buy both buildings.

I tried to get a PUD to allow this sale to go through, and made an appointment with Matt Tucker - Zoning administrator in September, 2011 to discuss this option however he said that they would be reluctant to grant PUD status as he didn't feel that the property met the PUD profile or requirements.

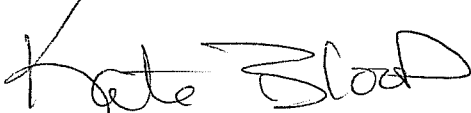
In May, 2012 we again listed the property - this time with Flat Fee MLS as a single listing for 2 buildings on one property. In the 6 months of the listing we got a number of people looking at the property, but given how much money people would have to bring into the deal to make it financeable we got zero offers.

I think we've tried every avenue available to sell this property, and can honestly say that we've worked diligently to market the property, lowered the price when advised, made the house accessible for showings and open houses, did all the "staging" recommended, offered 10% seller financing, with no success. I believe that constitutes "unsaleability".

I've talked to our alderperson, Marsha Rummel, about this variance and she stated that she would support it to allow for a sale, unless Zoning or Planning had an objection to it.

Please feel free to call if you have any questions or concerns (608-334-4755).

Thank you for your consideration of this request,

A handwritten signature in black ink that reads "Kate Blood". The signature is fluid and cursive, with the first name "Kate" and the last name "Blood" clearly distinguishable.

Kate Blood

[katemtblood@gmail.com](mailto:katemtblood@gmail.com)