

December 17, 2008

Residential Buildings
430 S. Thornton Avenue
434 S. Thornton Avenue
1526 Jenifer Street
430 Cantwell Court
Madison, WI 53704



Letter of Intent

The three buildings between Cantwell Court and South Thornton Avenue, facing Jenifer Street, have been undergoing renovation. The three buildings are identical and constructed about 1920. The current work includes the expansion of the two dwelling units on the first floor into the basement. The two dwelling units on the second floor are being expanded into the existing attic areas.

The existing three lots are smaller than the minimum lot area required in the R4 zoning district by the current City of Madison Zoning Ordinance. Therefore increasing the number of bedrooms is not allowed. The reconstruction maintains two bedrooms for each unit even though each unit is larger in size. Each unit places one bedroom on each floor, and provides a bathroom for each bedroom.

The existing buildings had shed dormers on one side. A variance was applied for and approved to construct new dormers that match the main roof pitch. These dormers have been constructed. The zoning ordinance allows occupied area within the attic area to 50% of the floor area below, while maintaining the definition of a two-story building.

All three of the existing buildings are served with a new sidewalk system that will provided wheel chair access to the first floor of each of the six handicap accessible dwelling units.

There are no city-recognized parking spaces on the three properties. The owner has purchased the adjacent building at 430 S. Thornton Avenue, and proposes to remove the existing two-unit house and garage, and construct a below-grade parking structure and a new two-dwelling-unit building. The new parking structure will serve the four separate residential buildings.

The City of Madison Zoning Ordinance does not allow parking spaces on one property to serve units on another property. Discussions with city staff have resulted in the concept to have all four properties become one PUD project.

The new residential building will be of similar appearance to the existing. The units will be slightly larger to accommodate three bedrooms in each unit. Because the R4 zoning restrictions will be eliminated with the PUD rezoning, any of the existing two-bedroom units could be converted to three-bedroom units. Since these units will be condominiums, any of the bedroom changes in the existing three buildings could be made by individual new dwelling unit owners.

The new parking structure will accommodate 10 cars, one of which will be handicap accessible. Bicycle parking spaces will be on-site, and within the parking structure. The parking structure will be open, no doors. The driveway slope will be the maximum allowable by the Traffic and Engineering Department in order to limit the height of the first floor new apartment to be similar to the first floor of the other adjacent residential buildings. An exterior deck is to be constructed over the parking structure to provide additional exterior yard area. Current plans indicate a landscaped recreation area that will serve all of the fourteen dwelling units.

In order to construct the two new residential units above the new parking garage, the existing building must be removed. An accompanying application for PUD is being pursued to relocate the existing building to a vacant lot on Jenifer Street.