



# City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506  
 Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

**Project Address:** 1949 Winnebago St, Madison WI

**Contact Name & Phone #:** Greg Held 608-836-3690

## FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? <b>If non-sprinklered</b> , fire lanes extend to within 150-feet of all portions of the exterior wall? <b>If sprinklered</b> , fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? <b>It is covering one entire side but is shy of the 25%</b> b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) <b>will be buried</b> e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? <i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.



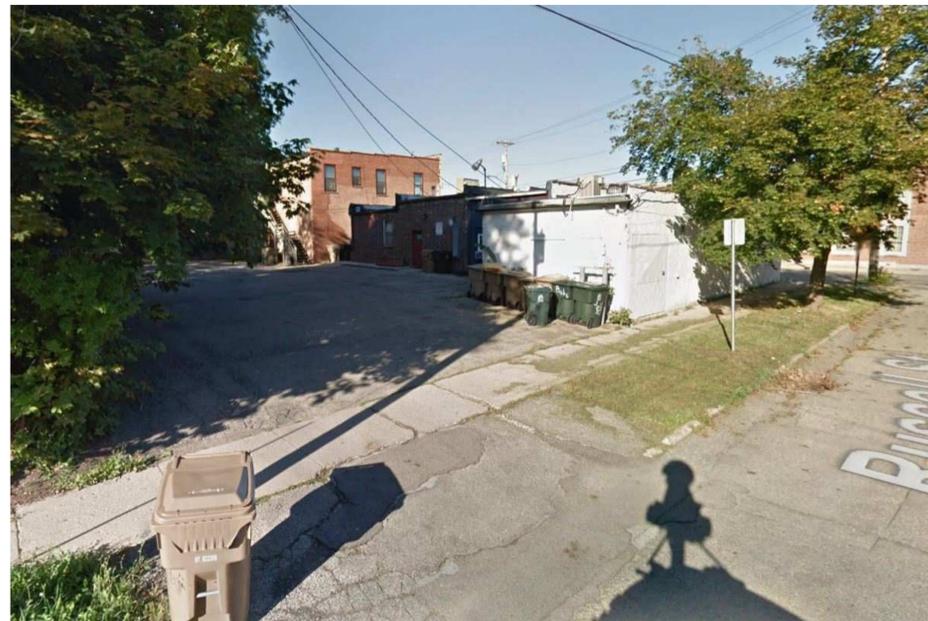
VIEW SOUTHWEST DOWN WINNEBAGO - SUBJECT SITE ON LEFT



SUBJECT SITE VIEWED FROM WINNEBAGO



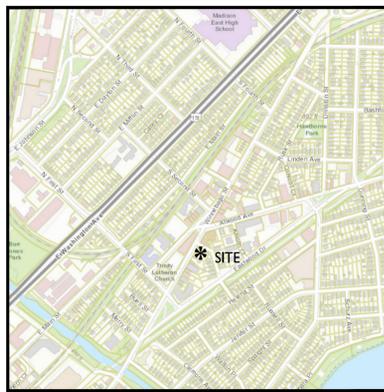
SUBJECT SITE VIEWED FROM WINNEBAGO



REAR OF EXISTING BUILDINGS VIEWED FROM RUSSELL



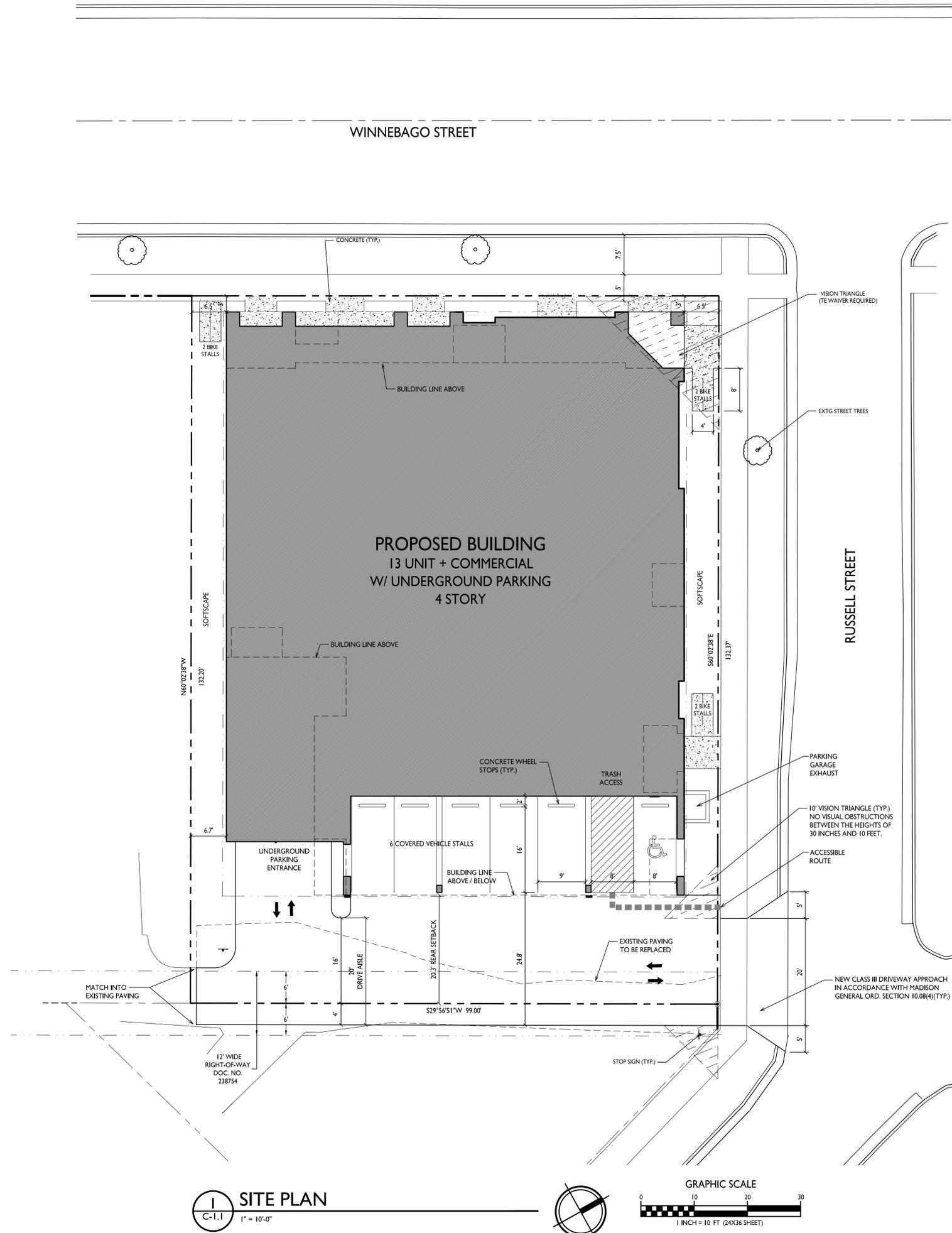
EXISTING HOUSE ON SITE VIEWED FROM RUSSELL



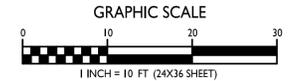
SITE LOCATOR MAP

**BIKE RACKS:**

INTERIOR & EXTERIOR FLOOR MOUNTED:  
"INVERTED U" TYPE. MADRAX UX OR SARIS BIKE DOCK



**I SITE PLAN**  
C-1.1 1" = 10'-0"



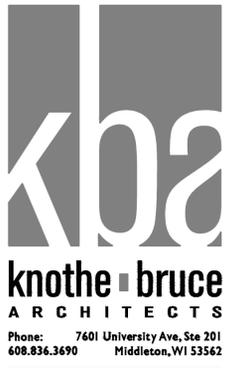
**SHEET INDEX**

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C-1.4	LOT COVERAGE
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- GENERAL NOTES:**
1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
  2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
  3. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
  4. EXISTING STREET TREES SHALL BE PROTECTED. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF THE TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
  5. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).
  6. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.

**SITE DEVELOPMENT STATISTICS**

ADDRESS	1935 - 1949 WINNEBAGO & 316 RUSSELL	
PROPOSED BUILDING	4-STORY W/ONE LEVEL UNDERGROUND PKG	
LOT AREA	13,096 SF / .3 ACRES	
ZONING DISTRICT	TSS - TRANSITIONAL SHOPPING STREET	
ABUTTING PROPERTIES	TSS	
<b>ZONING</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
FRONT SETBACK	25' MAX.	3'
SIDE YARD	6'	6.5'/6.7'
REAR YARD	20'	20.3'
LOT COVERAGE	85% MAX.	84.5%
OPEN SPACE	40 S.F. / D.U.	74 S.F. / D.U.
REAR YARD HEIGHT TRANSITION	N/A - ALL TSS	
BUILDING HEIGHT	4 STORIES (CONDITIONAL USE)	
RETAIL AREA	4,904 S.F.	
OFFICE AREA	7,796 S.F.	
GROSS FLOOR AREA	41,411 S.F. (INCL. PARKING)	
FLOOR AREA RATIO	3.16	
<b>DWELLING UNIT MIX:</b>		
ONE BEDROOM	2	
ONE BEDROOM + DEN	2	
TWO BEDROOM	9	
TOTAL	13 D.U.	
<b>VEHICLE PARKING</b>		
UNDERGROUND	19	
SURFACE (COVERED)	6	
TOTAL	25 VEHICLE STALLS	
<b>BIKE PARKING</b>		
UNDERGROUND LONG-TERM	14	
SURFACE SHORT-TERM	6	
TOTAL	20 BIKE STALLS	



ISSUED  
Issued for Land Use Submittal - May 6, 2020

PROJECT TITLE  
**WINNRUSS  
WINNEBAGO  
MIXED-USE**

1949 WINNEBAGO ST.  
SHEET TITLE  
**Site Plan**

SHEET NUMBER

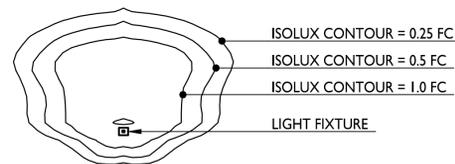
**C-1.1**

PROJECT NO. **2005**  
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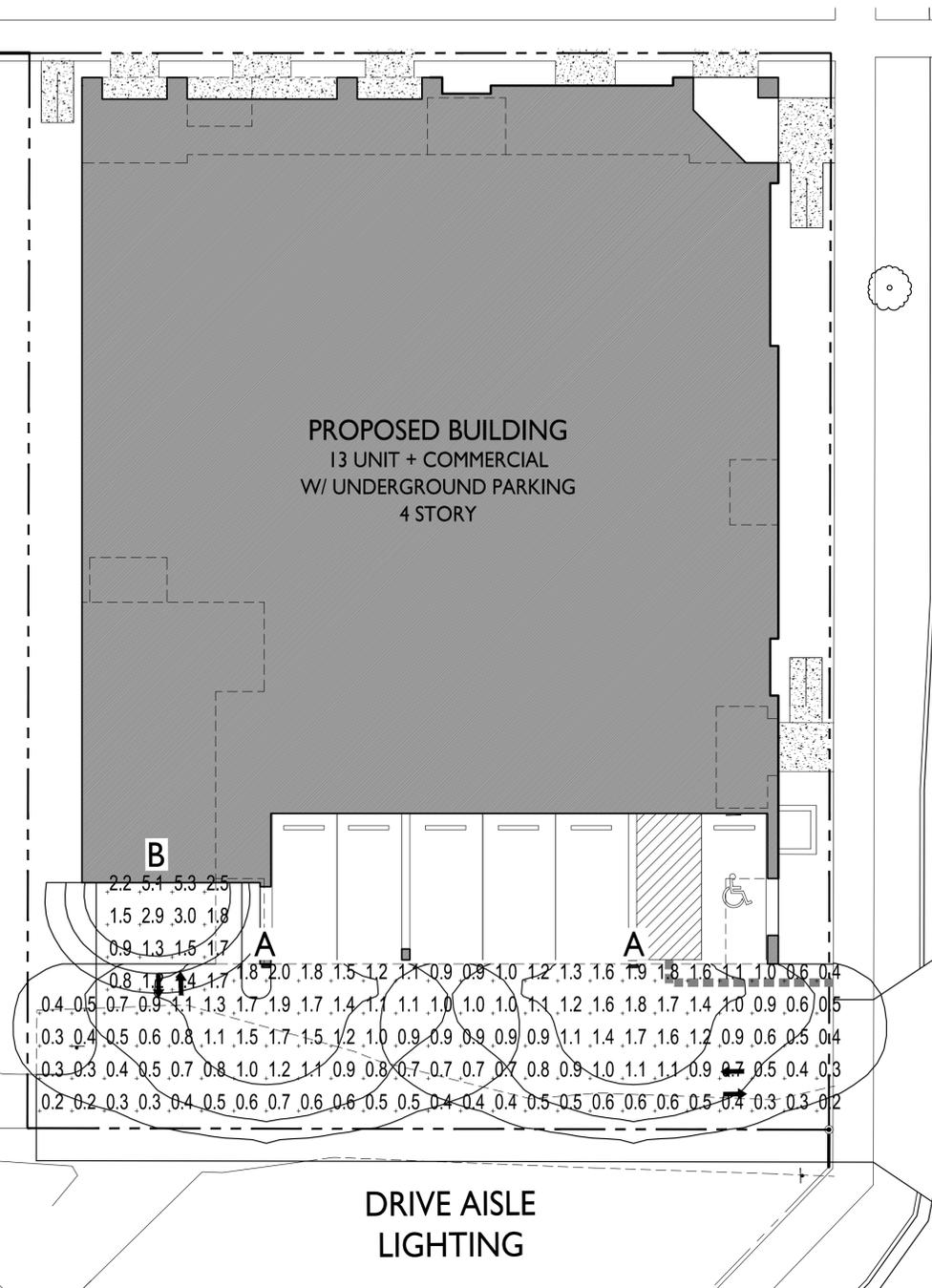
STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Drive Aisle Lighting	+	0.9 fc	2.0 fc	0.2 fc	10.0:1	4.5:1
Parking Garage Entrance Lighting	+	2.2 fc	5.3 fc	0.8 fc	6.6:1	2.8:1

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
□	A	2	LITHONIA LIGHTING	DSXW1 LED 10C 350 30K T2M MVOLT HS	DSXW1 LED WITH (1) 10 LED LIGHT ENGINE, TYPE T2M OPTIC, 3000K, 350 mA WITH HOUSE SIDE SHIELD	DSXW1_LED_10C_350_30K_T2M_MVOLT_HS.ies	8'-0" ABOVE GRADE ON BUILDING
□	B	1	LITHONIA LIGHTING	LIL LED 30K MVOLT	LIL LED WALLPACK (STANDARD)	LIL_LED_30K_MVOLT.ies	10'-0" ABOVE GRADE ON BUILDING

**EXAMPLE LIGHT FIXTURE DISTRIBUTION**

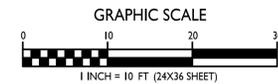


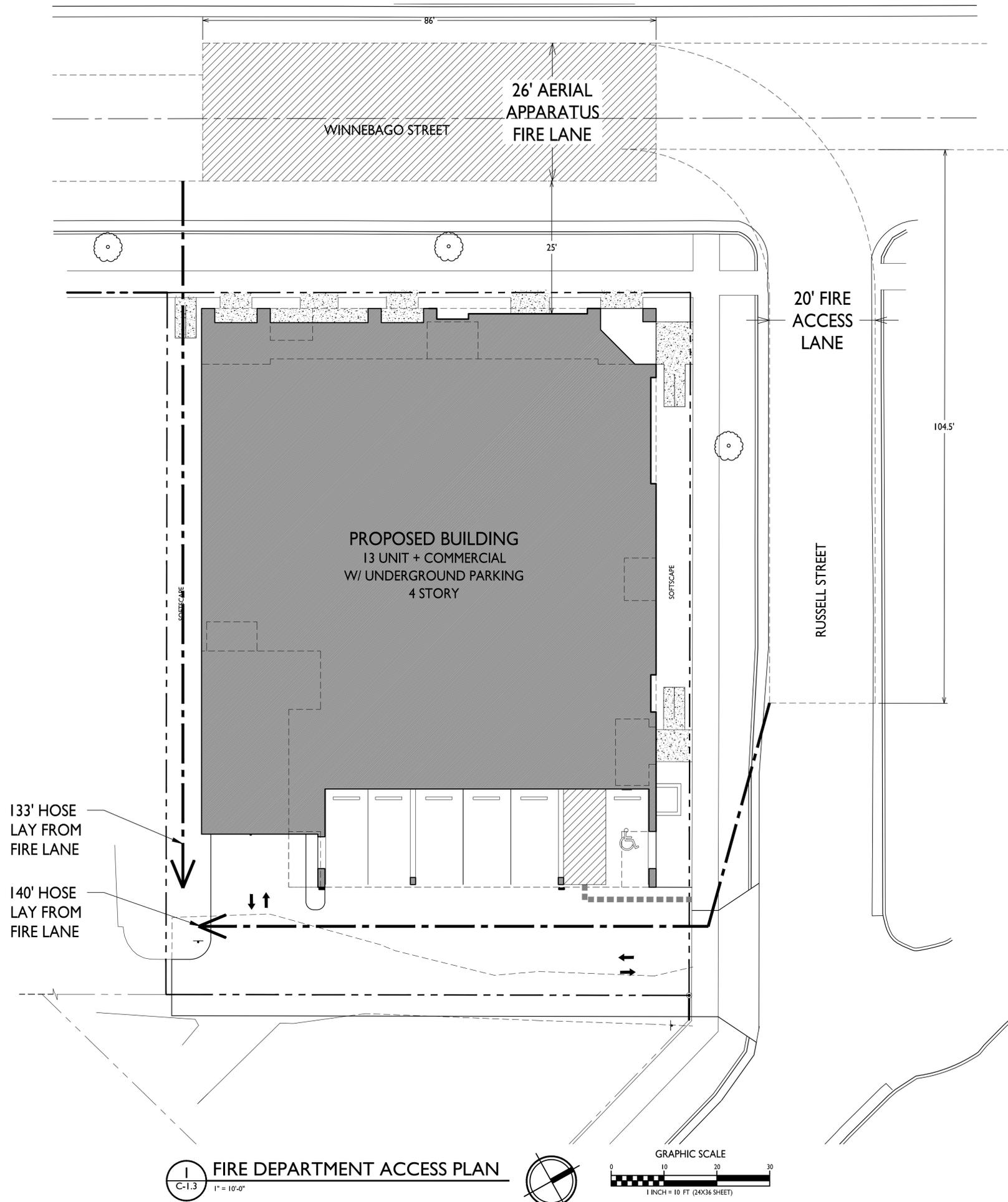
**PARKING GARAGE  
ENTRANCE LIGHTING**



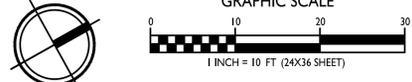
RUSSELL STREET

**SITE LIGHTING PLAN**  
1" = 10'-0"





**FIRE DEPARTMENT ACCESS PLAN**  
1" = 10'-0"





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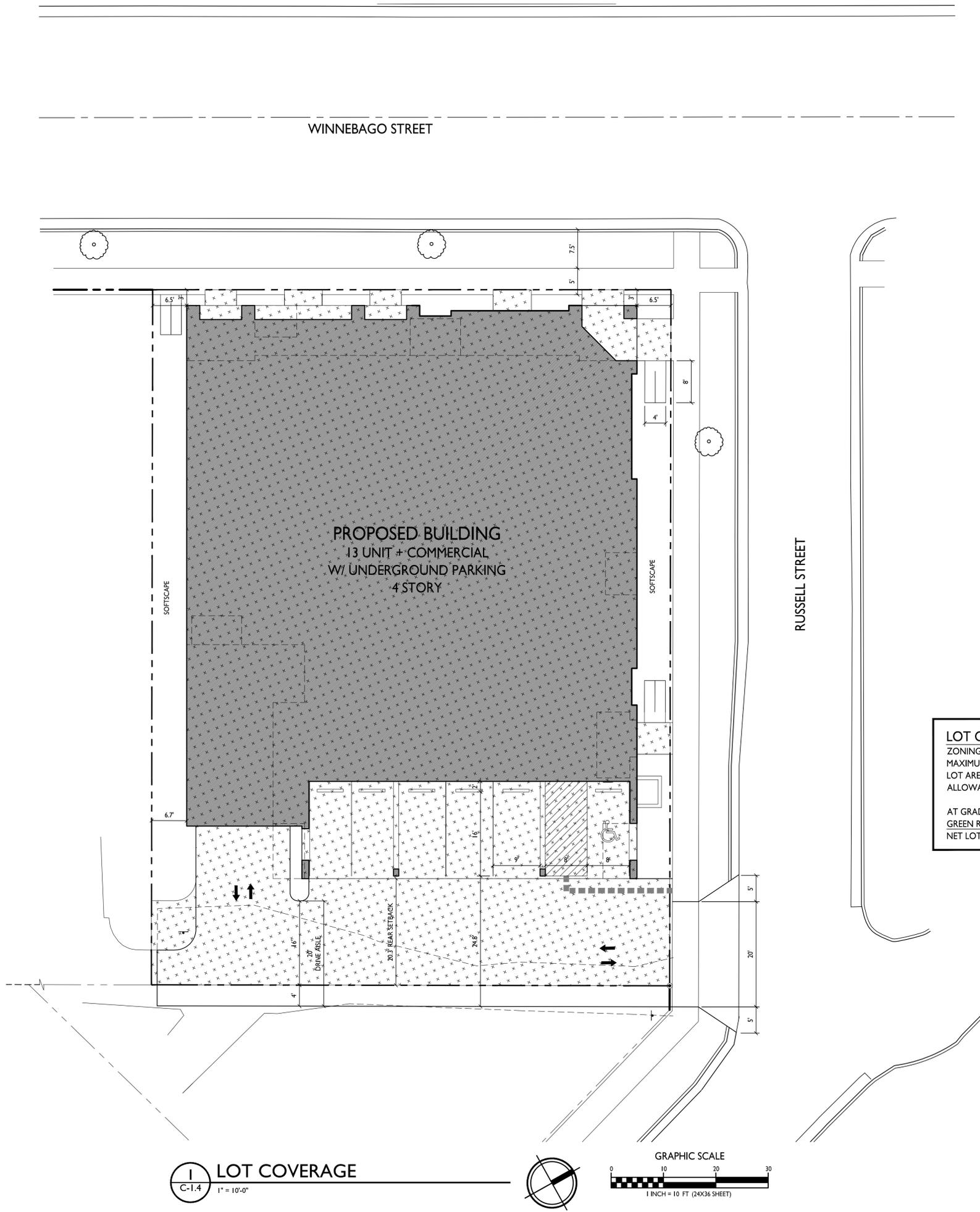
PROJECT TITLE  
**WINNRUSS  
WINNEBAGO  
MIXED-USE**

1949 WINNEBAGO ST.  
SHEET TITLE  
**Lot Coverage**

SHEET NUMBER

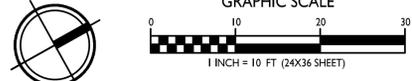
**C-1.4**

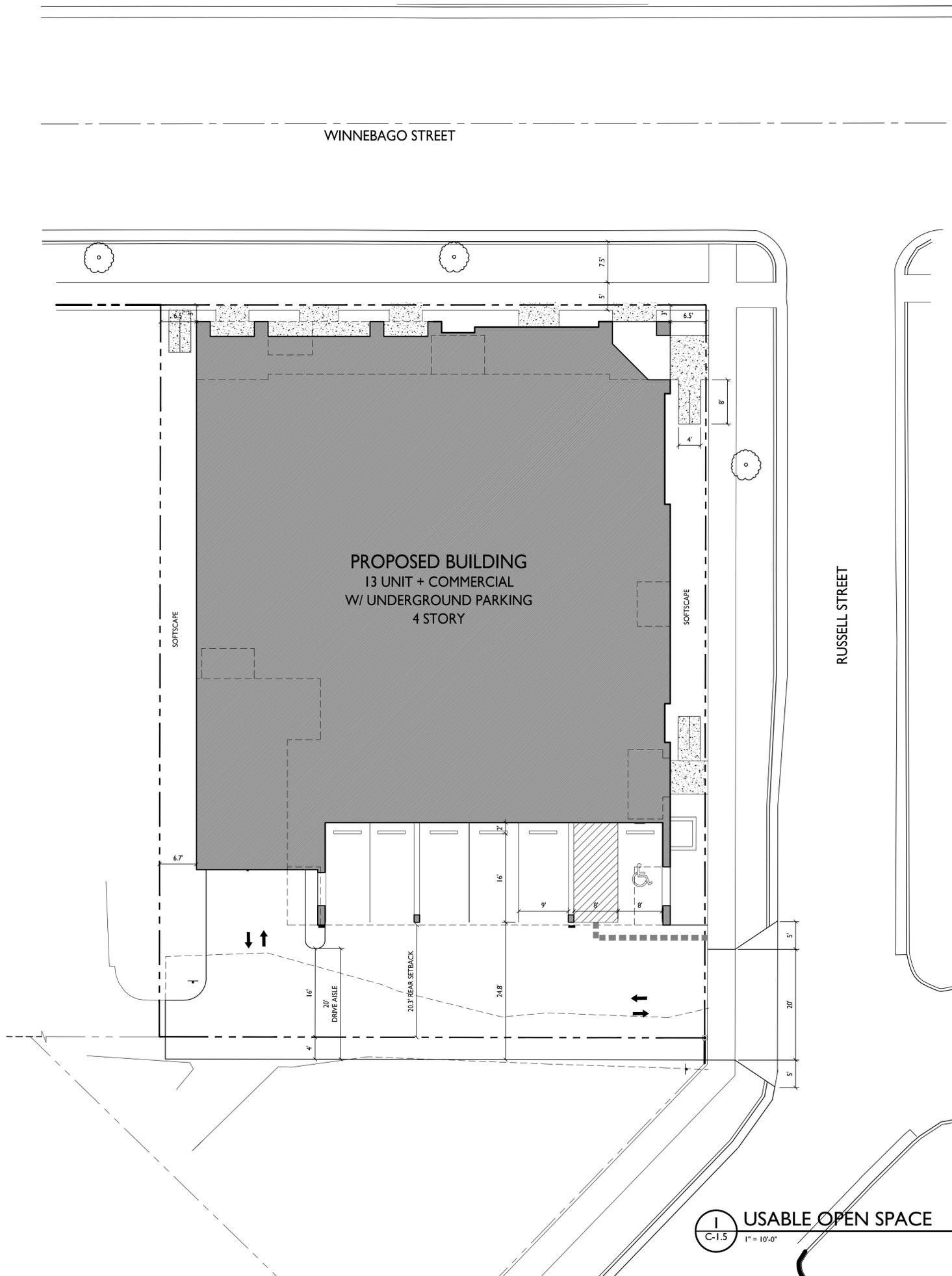
PROJECT NO. **2005**  
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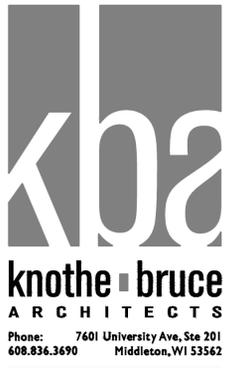
LOT COVERAGE		
ZONING	TSS	
MAXIMUM LOT COVERAGE:	85%	
LOT AREA:	13,096 S.F.	
ALLOWABLE LOT COVERAGE:	11,132 S.F.	
AT GRADE LOT COVERAGE:	11,435 S.F.	
GREEN ROOF OFFSET:	-364 S.F.	
NET LOT COVERAGE:	11,071 S.F. (84.5%)	

**LOT COVERAGE**  
C-1.4 1" = 10'-0"





USABLE OPEN SPACE	
ZONING	TSS
OPEN SPACE REQUIREMENT	40 S.F./UNIT
DWELLING UNITS	13
	520 S.F. REQUIRED
OPEN SPACE PROVIDED	
AT GRADE	-
BALCONIES (11 UNITS X 60 S.F.)	660 S.F.
ROOF DECKS (4TH FLOOR)	300 S.F.
TOTAL	960 S.F. PROVIDED (74 S.F./UNIT)



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PROJECT TITLE  
**WINNRUSS  
WINNEBAGO  
MIXED-USE**

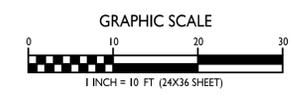
1949 WINNEBAGO ST.  
SHEET TITLE  
**Usable Open  
Space**

SHEET NUMBER

**C-1.5**

PROJECT NO. **2005**  
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**USABLE OPEN SPACE**  
1" = 10'-0"



**JORGENSEN WINNEBAGO**  
 PRELIMINARY ENGINEERING PLANS

EXISTING CONDITIONS

1949 WINNEBAGO STREET  
 CITY OF MADISON, DANE COUNTY, WISCONSIN



SCALE: 1" = 20'  
 (PAGE SIZE: 11x17)

DATE: 05/06/2020  
 REVISED:

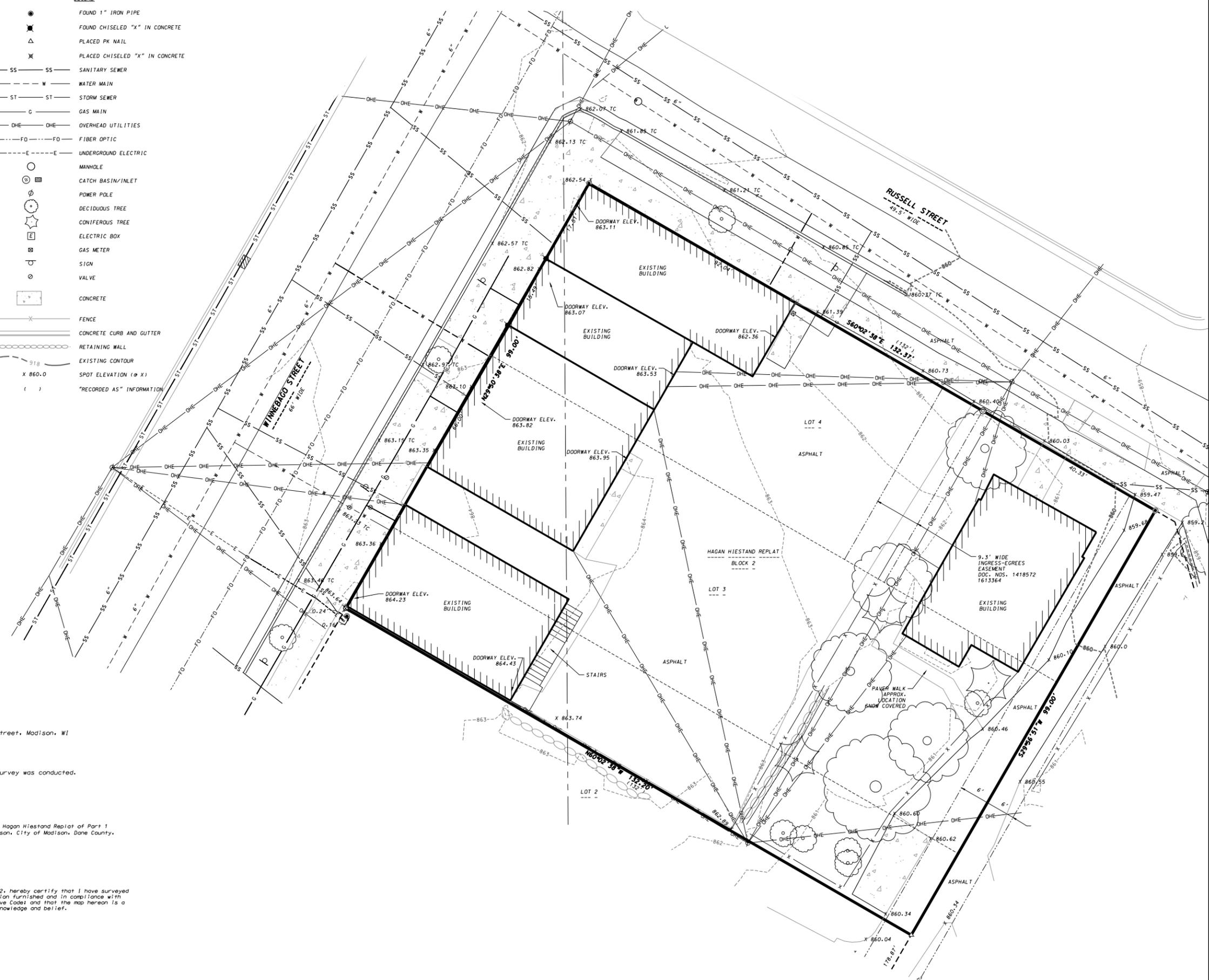
DRAWN BY: NGO

FN: 20-05-109

Sheet Number:

**C 100**

LEGEND		LEGEND	
○	FOUND RAILROAD SPIKE	●	FOUND 1" IRON PIPE
●	FOUND 3/4" REBAR	✕	FOUND CHISELED "X" IN CONCRETE
▲	FOUND PK NAIL	△	PLACED PK NAIL
✕	FOUND CHISELED "X" IN CONCRETE	✕	PLACED CHISELED "X" IN CONCRETE
△	PLACED PK NAIL	SS	SANITARY SEWER
SS	SANITARY SEWER	W	WATER MAIN
W	WATER MAIN	ST	STORM SEWER
ST	STORM SEWER	G	GAS MAIN
G	GAS MAIN	DHE	OVERHEAD UTILITIES
DHE	OVERHEAD ELECTRIC	FO	FIBER OPTIC
E	UNDERGROUND ELECTRIC	E	UNDERGROUND ELECTRIC
FD	UNDERGROUND FIBER OPTIC	○	MANHOLE
T	UNDERGROUND TELECOMMUNICATION	⊗	CATCH BASIN/INLET
E	ELECTRIC TRANSFORMER	⊕	POWER POLE
T	TELEPHONE PEDESTAL	○	DECIDUOUS TREE
○	MANHOLE	○	CONIFEROUS TREE
⊗	CATCH BASIN/INLET	E	ELECTRIC BOX
⊕	POWER POLE	G	GAS METER
G	GAS METER	○	SIGN
○	VALVE	○	VALVE
○	GUARD POST	○	CONCRETE
○	SIGN	X	FENCE
○	PARKING METER	—	CONCRETE CURB AND GUTTER
○	CONCRETE	—	RETAINING WALL
X	FENCE	918	EXISTING CONTOUR
—	CONCRETE CURB AND GUTTER	X 860.0	SPOT ELEVATION (@ X)
—	RETAINING WALL	( )	"RECORDED AS" INFORMATION
918	EXISTING CONTOUR		
X 860.0	SPOT ELEVATION (@ X)		
( )	"RECORDED AS" INFORMATION		



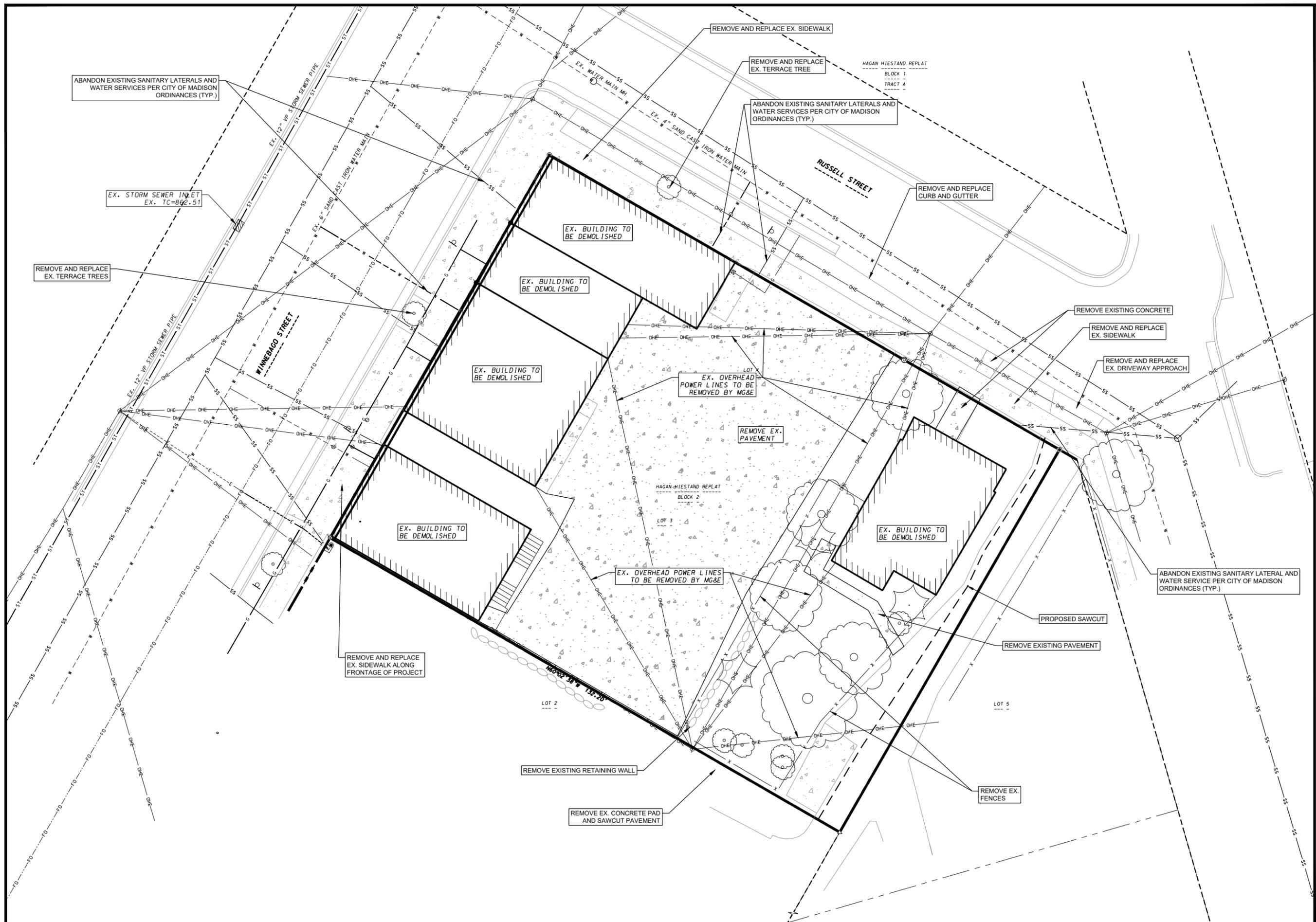
- NOTES**
1. Surveyed for: M&M Real Estate, 1947 Winnebago Street, Madison, WI
  2. Area: 13.096 square feet (0.301 acres).
  3. Field work was completed on February 25, 2020.
  4. Site was snow and ice covered at the time the survey was conducted. All features may not be shown.

**LEGAL DESCRIPTION**  
 The Northeast 19 feet of Lot 2 and Lots 3 and 4, Block 2, Hagan Hiestand Replat of Part 1 and land adjoining Farwell's Addition to the City of Madison, City of Madison, Dane County, Wisconsin.

**SURVEYOR'S CERTIFICATE**  
 I, Brett T. Stoffregen, Professional Land Surveyor, S-2742, hereby certify that I have surveyed and mapped the above property in accordance with information furnished and in compliance with the requirements of Chapter A-E 7, Wisconsin Administrative Codes and that the map hereon is a correct representation of such survey to the best of my knowledge and belief.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Brett T. Stoffregen, Professional Land Surveyor, S-2742



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 7550 Westmont Way, Madison, WI 53717  
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 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

**JORGENSEN WINNEBAGO**  
 PRELIMINARY ENGINEERING PLANS

DEMOLITION PLAN

1949 WINNEBAGO STREET  
 CITY OF MADISON, DANE COUNTY, WISCONSIN



SCALE: 1" = 20'  
 (PAGE SIZE: 11x17)

DATE: 05/06/2020  
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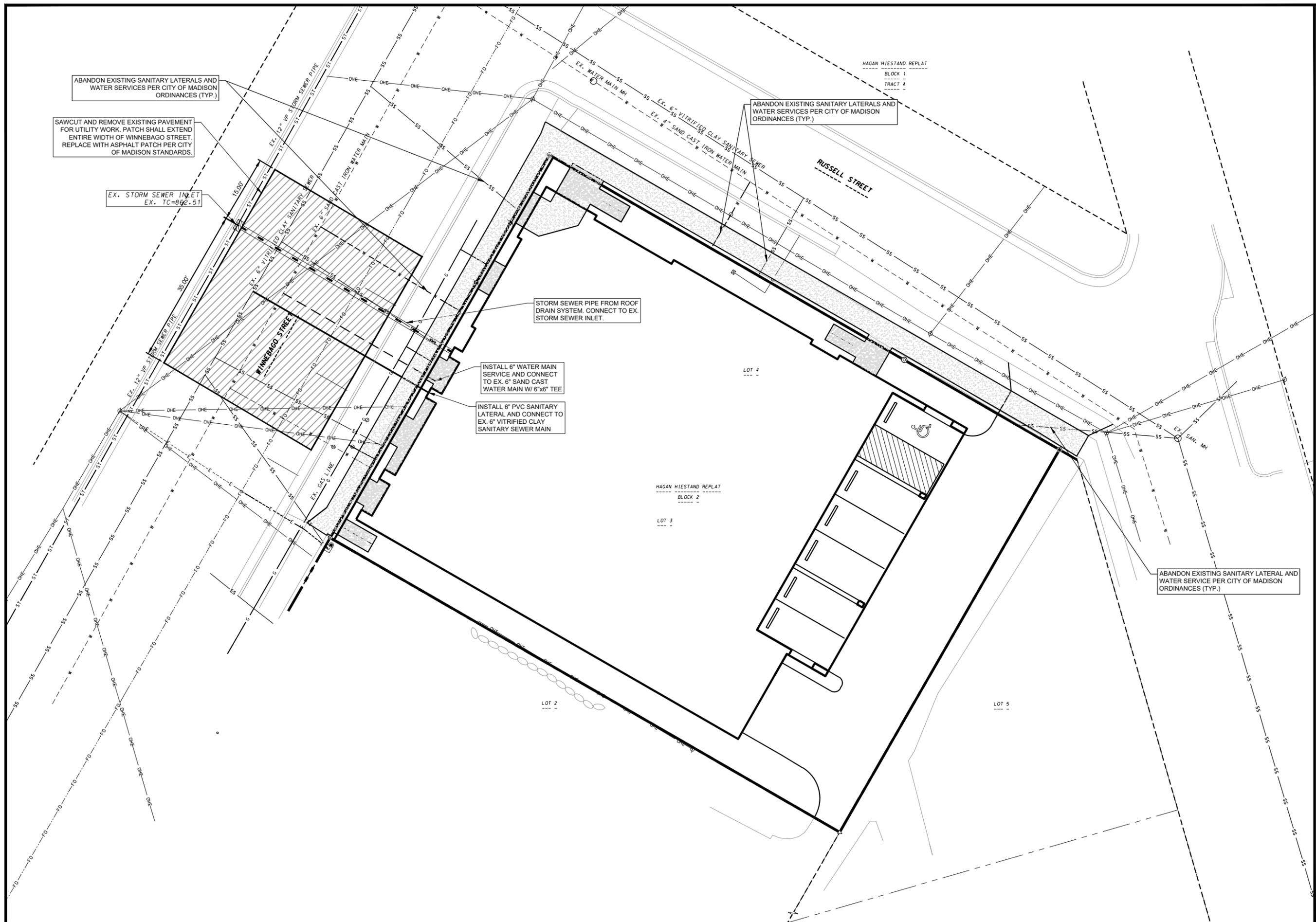
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Sheet Number:

**C 101**





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**JORGENSEN WINNEBAGO**  
 PRELIMINARY ENGINEERING PLANS

UTILITY PLAN

1949 WINNEBAGO STREET  
 CITY OF MADISON, DANE COUNTY, WISCONSIN



SCALE: 1" = 20'  
 (PAGE SIZE: 11x17)

DATE: 05/06/2020  
 REVISED:

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FN: 20-05-109

Sheet Number:

**C 103**





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PROJECT TITLE  
**WINNRUSS  
WINNEBAGO  
MIXED-USE**

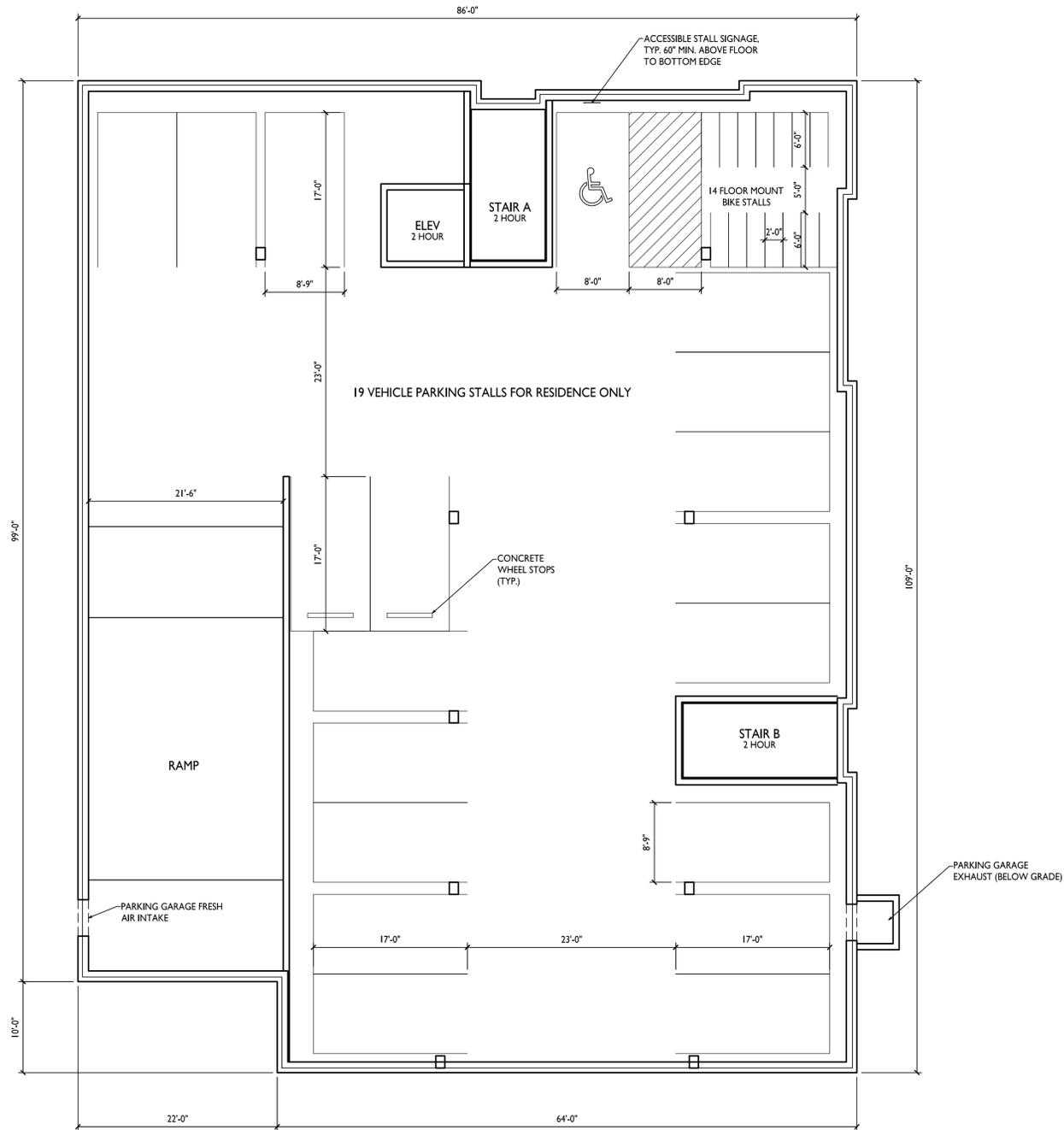
1949 WINNEBAGO ST.  
SHEET TITLE  
**Basement Floor  
Plan**

SHEET NUMBER

**A-1.0**

PROJECT NO. **2005**

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**1** BASEMENT FLOOR PLAN  
A-1.0 1/8" = 1'-0"





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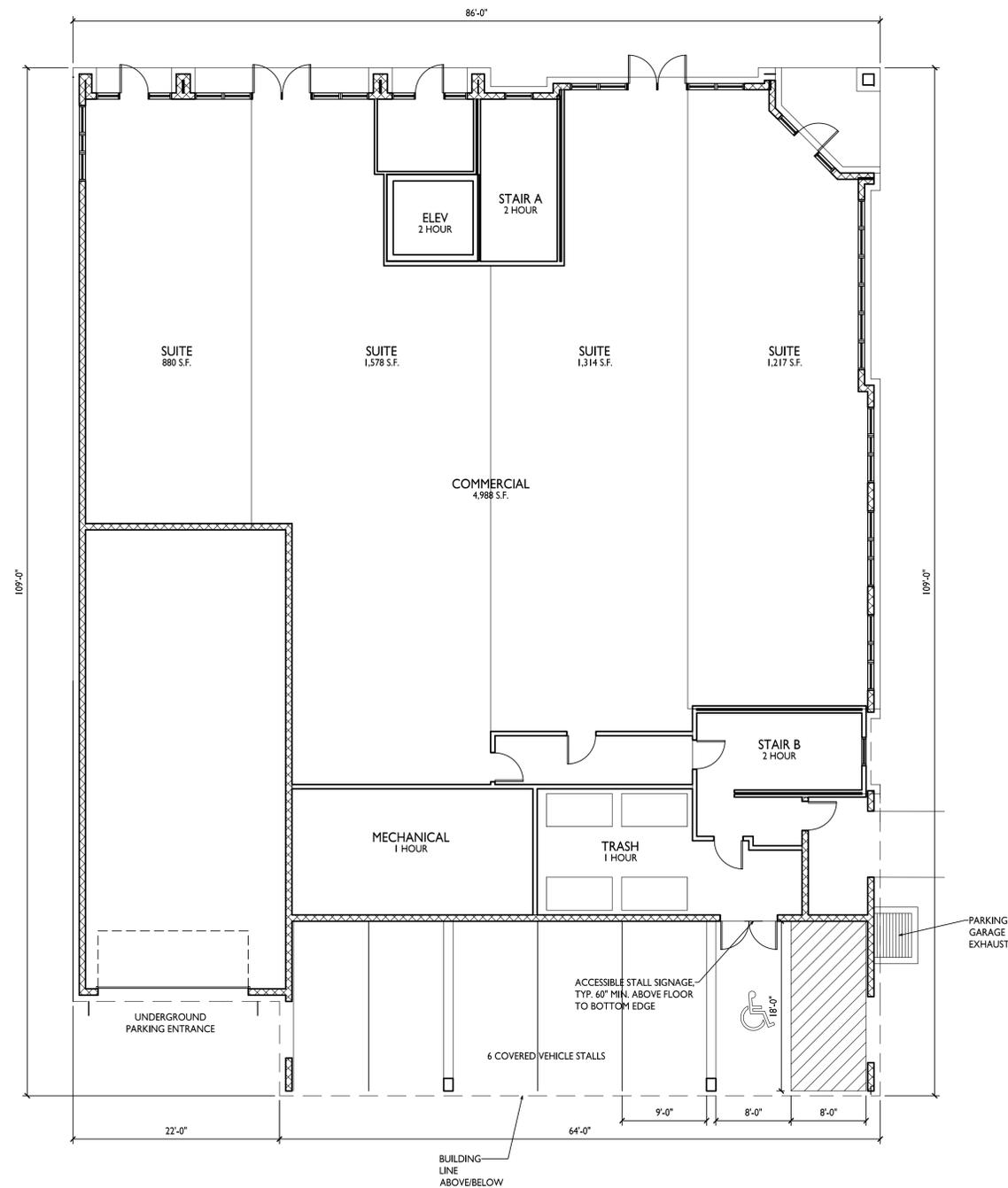
**1949 WINNEBAGO ST.**  
SHEET TITLE  
**First Floor Plan**

SHEET NUMBER

**A-1.1**

PROJECT NO. **2005**

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**1** FIRST FLOOR PLAN  
A-1.1 1/8" = 1'-0"





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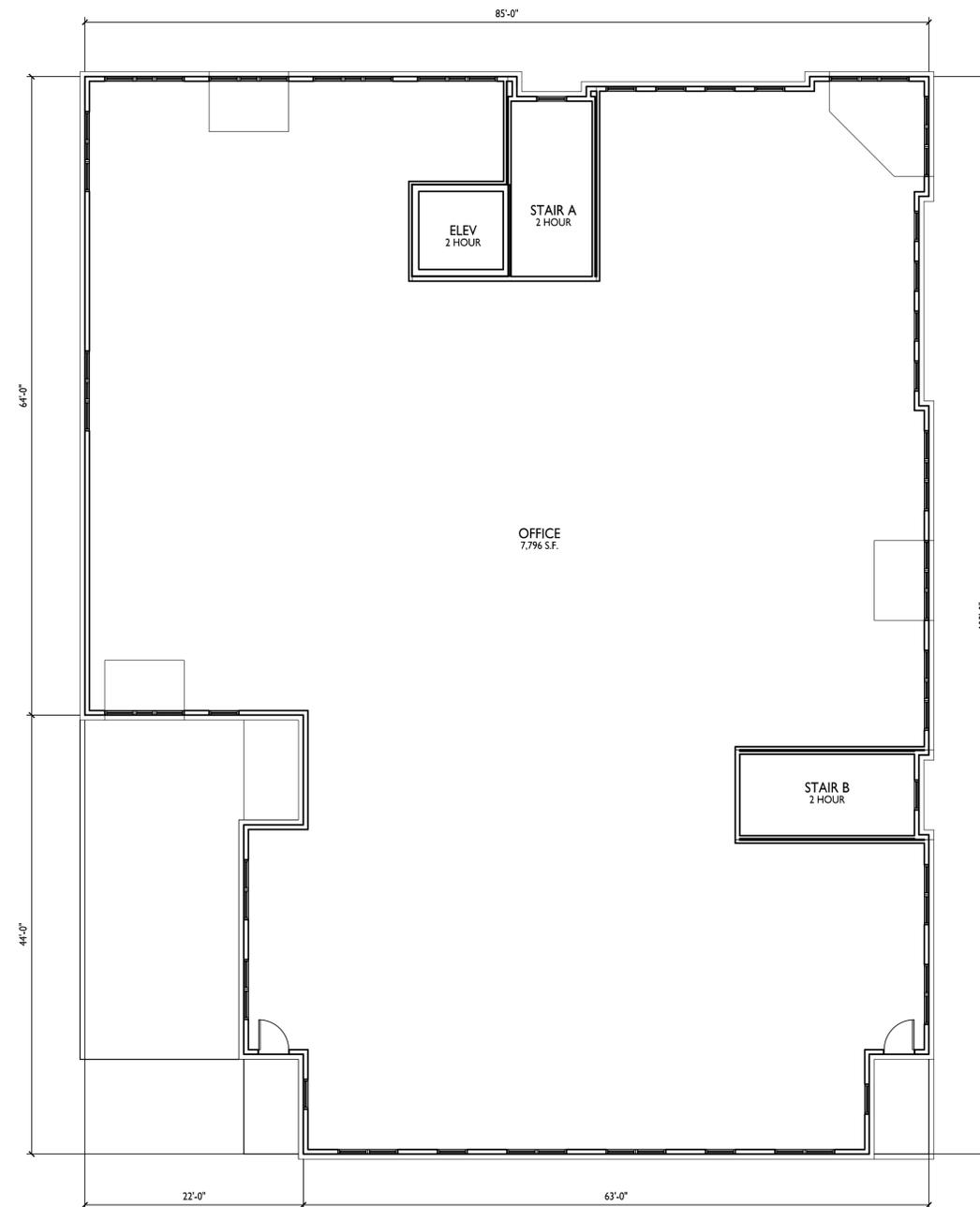
1949 WINNEBAGO ST.  
SHEET TITLE  
**Second Floor Plan**

SHEET NUMBER

**A-1.2**

PROJECT NO. **2005**

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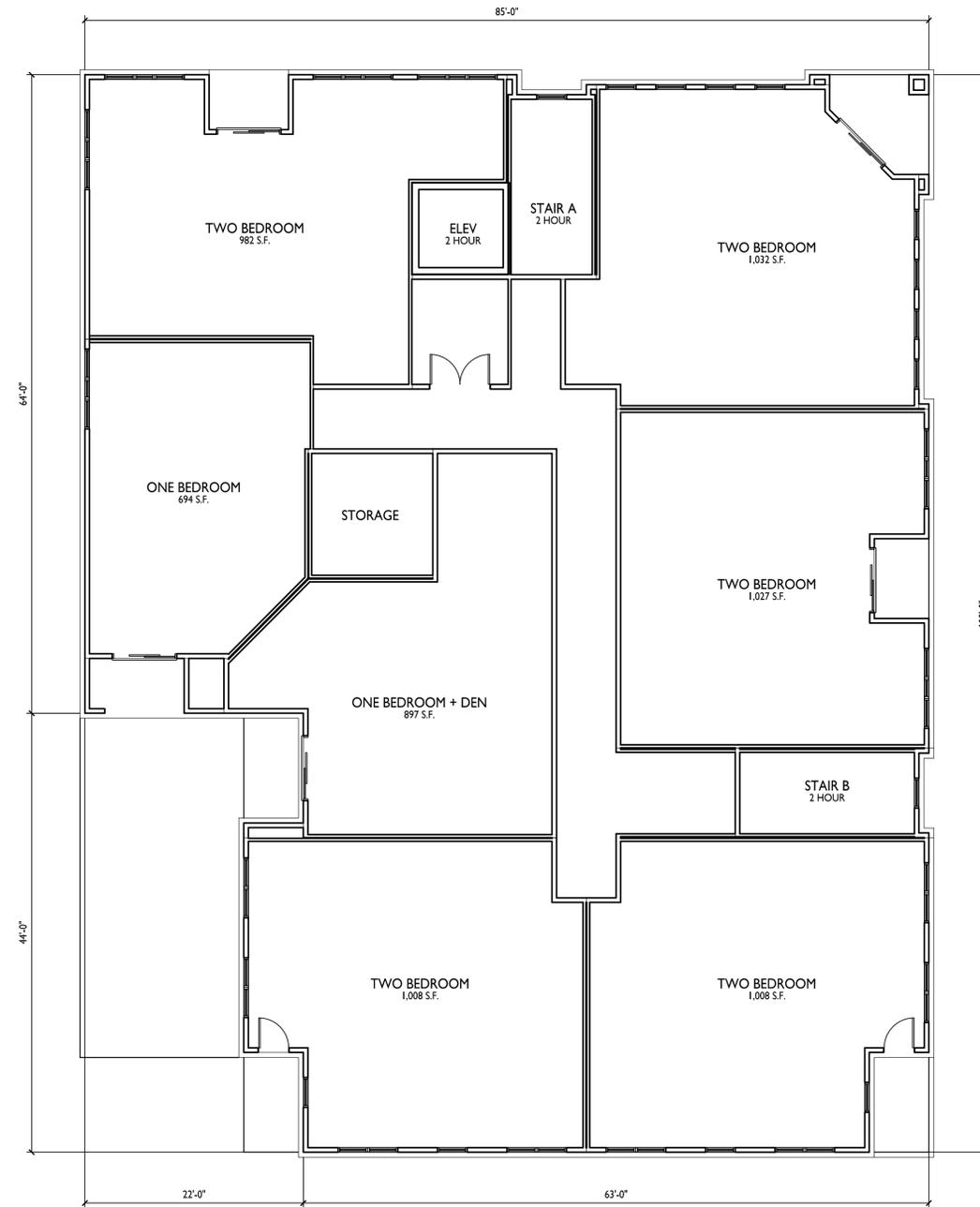
**1 SECOND FLOOR PLAN**  
A-1.2 1/8" = 1'-0"





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ISSUED  
Issued for Land Use - May 6, 2020

PROJECT TITLE  
**WINNRUSS  
WINNEBAGO  
MIXED-USE**

1949 WINNEBAGO ST.  
SHEET TITLE  
**Third Floor Plan**

**THIRD FLOOR PLAN**  
A-1.3 1/8" = 1'-0"



SHEET NUMBER

**A-1.3**

PROJECT NO. **2005**

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**knothe • bruce**  
ARCHITECTS

Phone: 7601 University Ave., Ste 201  
608.836.3690 Middleton, WI 53562

ISSUED  
Issued for Land Use - May 6, 2020

PROJECT TITLE  
**WINNRUSS  
WINNEBAGO  
MIXED-USE**

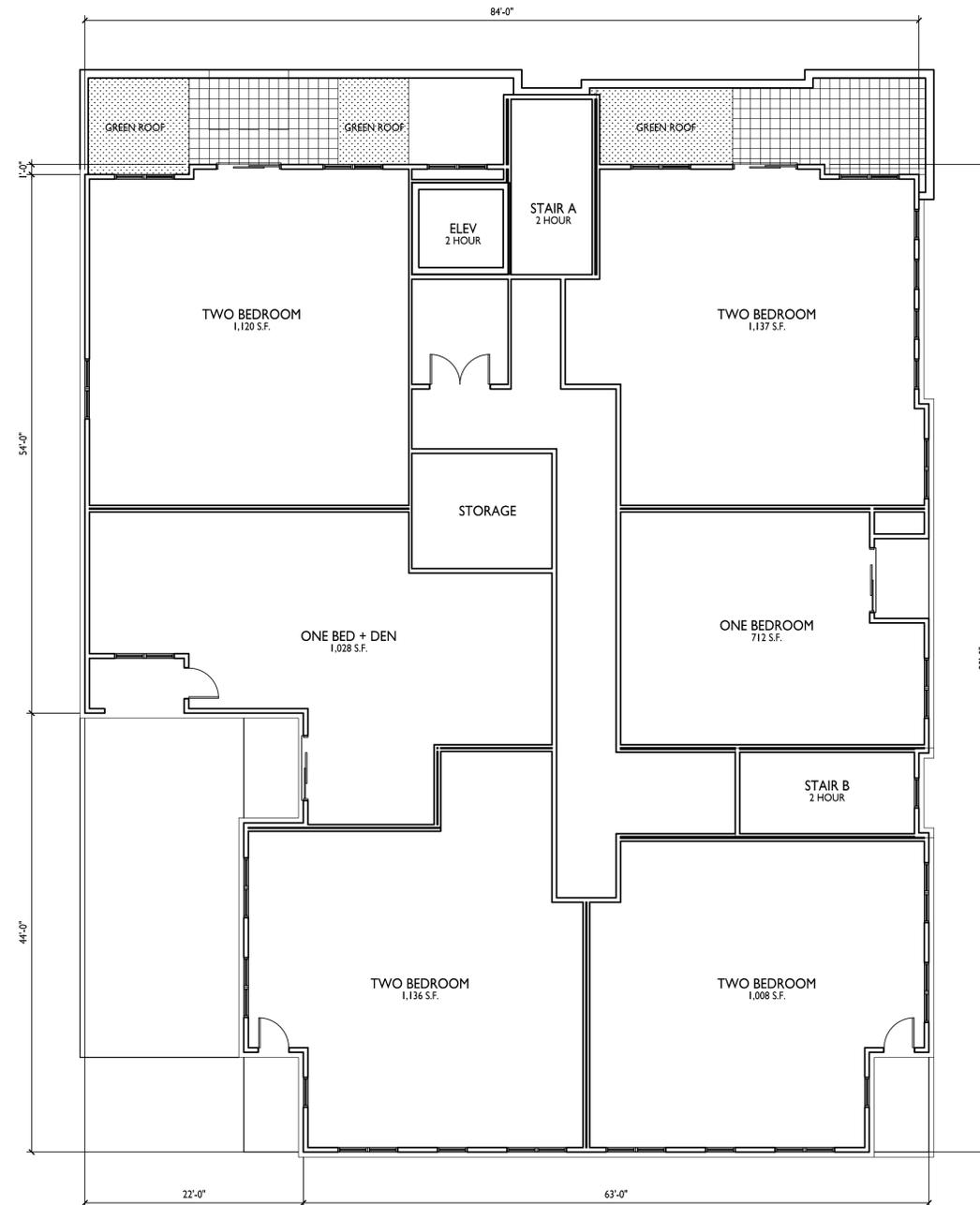
1949 WINNEBAGO ST.  
SHEET TITLE  
**Fourth Floor Plan**

SHEET NUMBER

**A-1.4**

PROJECT NO. **2005**

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**1** FOURTH FLOOR PLAN  
A-1.4 1/8" = 1'-0"





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ISSUED  
Issued for Land Use - May 6, 2020

PROJECT TITLE  
**WINNRUSS  
WINNEBAGO  
MIXED-USE**

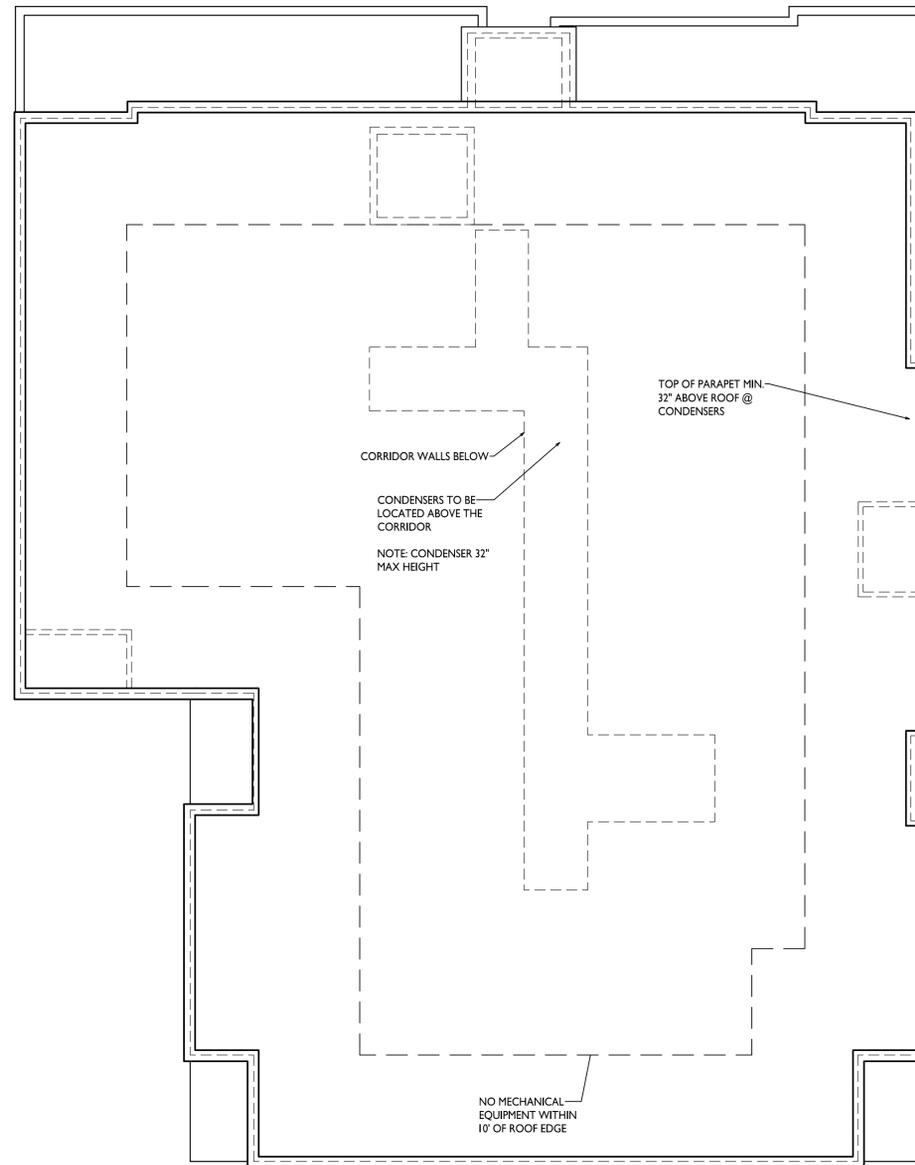
1949 WINNEBAGO ST.  
SHEET TITLE  
**Roof Plan**

SHEET NUMBER

**A-1.5**

PROJECT NO. **2005**

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**1** ROOF PLAN  
A-1.5 1/8" = 1'-0"





1 NorthEast  
A-2.1 1/8" = 1'-0"



2 NorthWest  
A-2.1 1/8" = 1'-0"



1 SouthEast  
A-2.2 1/8" = 1'-0"



2 SouthWest  
A-2.2 1/8" = 1'-0"

ISSUED  
May 04, 2020

PROJECT TITLE  
**WINNRUSS  
WINNEBAGO  
MIXED-USE**

1949 Winnebago  
Street  
Madison,  
Wisconsin 53704

SHEET TITLE  
**EXTERIOR  
ELEVATIONS**

SHEET NUMBER

**A-2.2**

PROJECT NUMBER 2005

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1 Colored - NorthEast  
A-2.3 1/8" = 1'-0"



2 Colored - NorthWest  
A-2.3 1/8" = 1'-0"



1 Colored - SouthEast  
A-2.4 1/8" = 1'-0"



2 Colored - SouthWest  
A-2.4 1/8" = 1'-0"



# WINNRUSS WINNEBAGO MIXED-USE

1949 Winnebago Street Madison, Wisconsin 53704

RENDERS

A-3.1





# WINNRUSS WINNEBAGO MIXED-USE

1949 Winnebago Street Madison, Wisconsin 53704

RENDERS

A-3.2





# WINNRUSS WINNEBAGO MIXED-USE

1949 Winnebago Street Madison, Wisconsin 53704

RENDERS

A-3.3





# WINNRUSS WINNEBAGO MIXED-USE

1949 Winnebago Street Madison, Wisconsin 53704

RENDERS

A-3.4





## WINNRUSS WINNEBAGO MIXED-USE

1949 Winnebago Street Madison, Wisconsin 53704

RENDERS

A-3.5





# WINNRUSS WINNEBAGO MIXED-USE

1949 Winnebago Street Madison, Wisconsin 53704

RENDERS

A-3.6





# WINNRUSS WINNEBAGO MIXED-USE

1949 Winnebago Street Madison, Wisconsin 53704

RENDERS

A-3.7





# WINNRUSS WINNEBAGO MIXED-USE

1949 Winnebago Street Madison, Wisconsin 53704

RENDERS

A-3.8

