



Location  
453 West Gilman Street

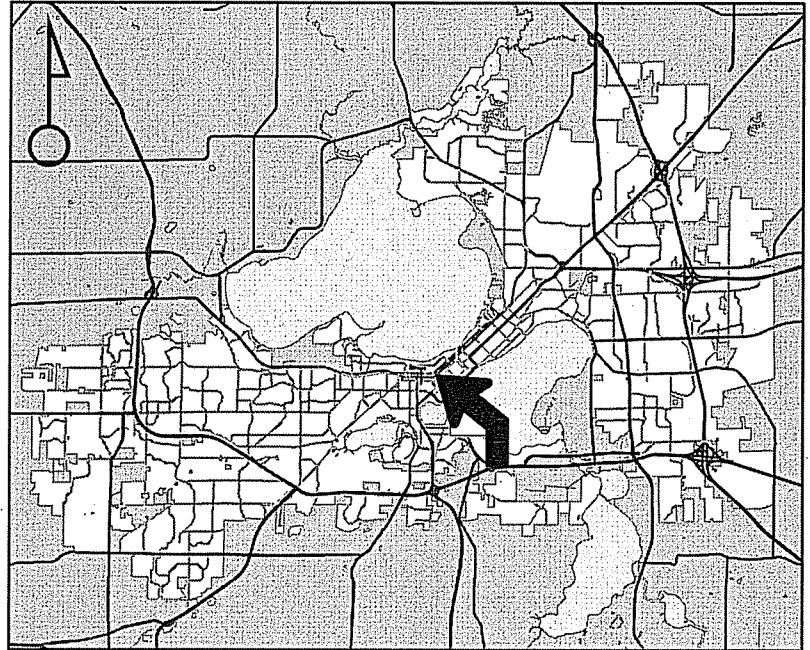
Project Name  
Cheba Hut Deck

Applicant  
Lofgren Properties / Marc Torres

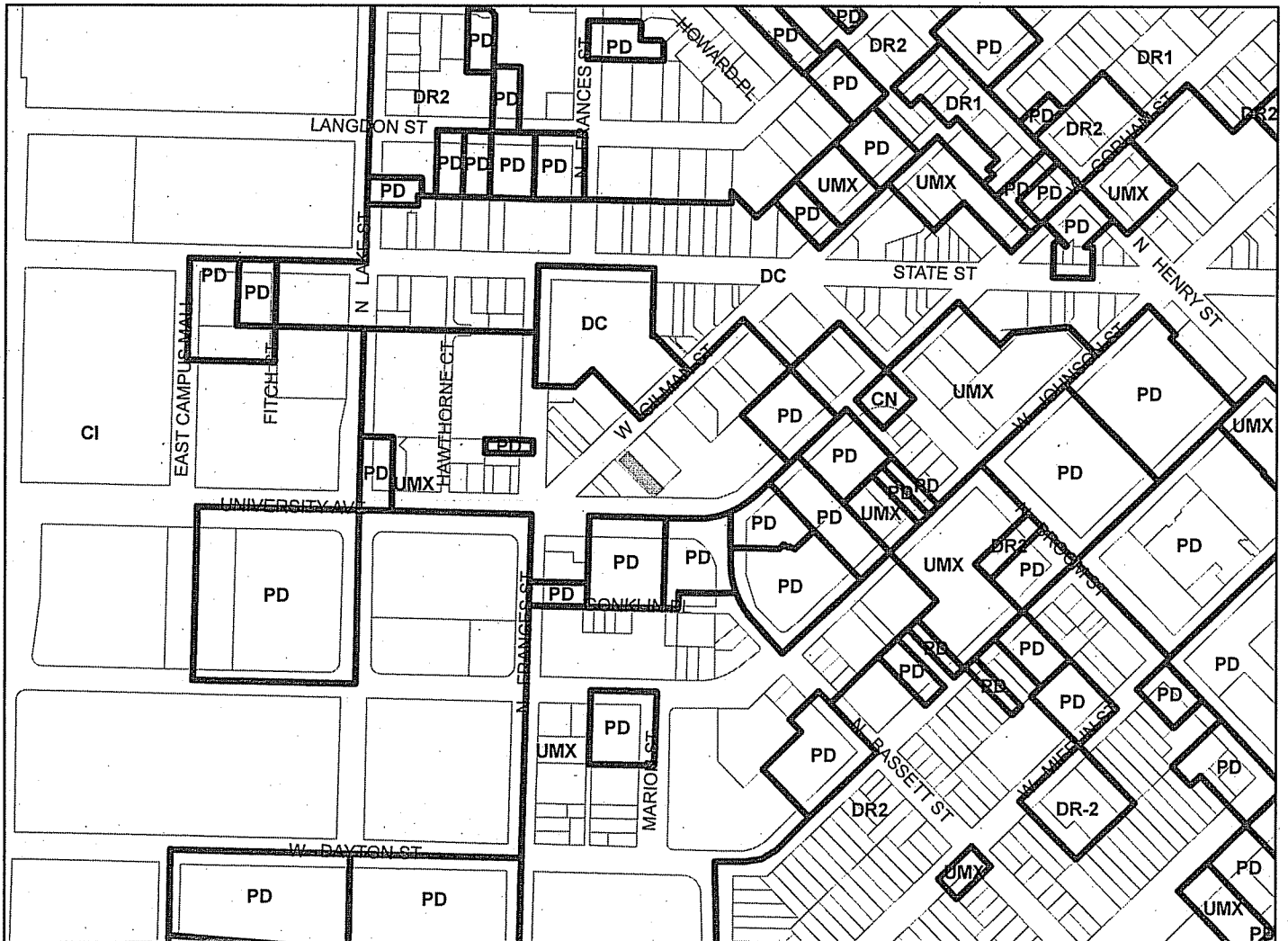
Existing Use  
Restaurant-tavern

Proposed Use  
Re-approve outdoor eating area  
for a restaurant-tavern

Public Hearing Date  
Plan Commission  
22 January 2018

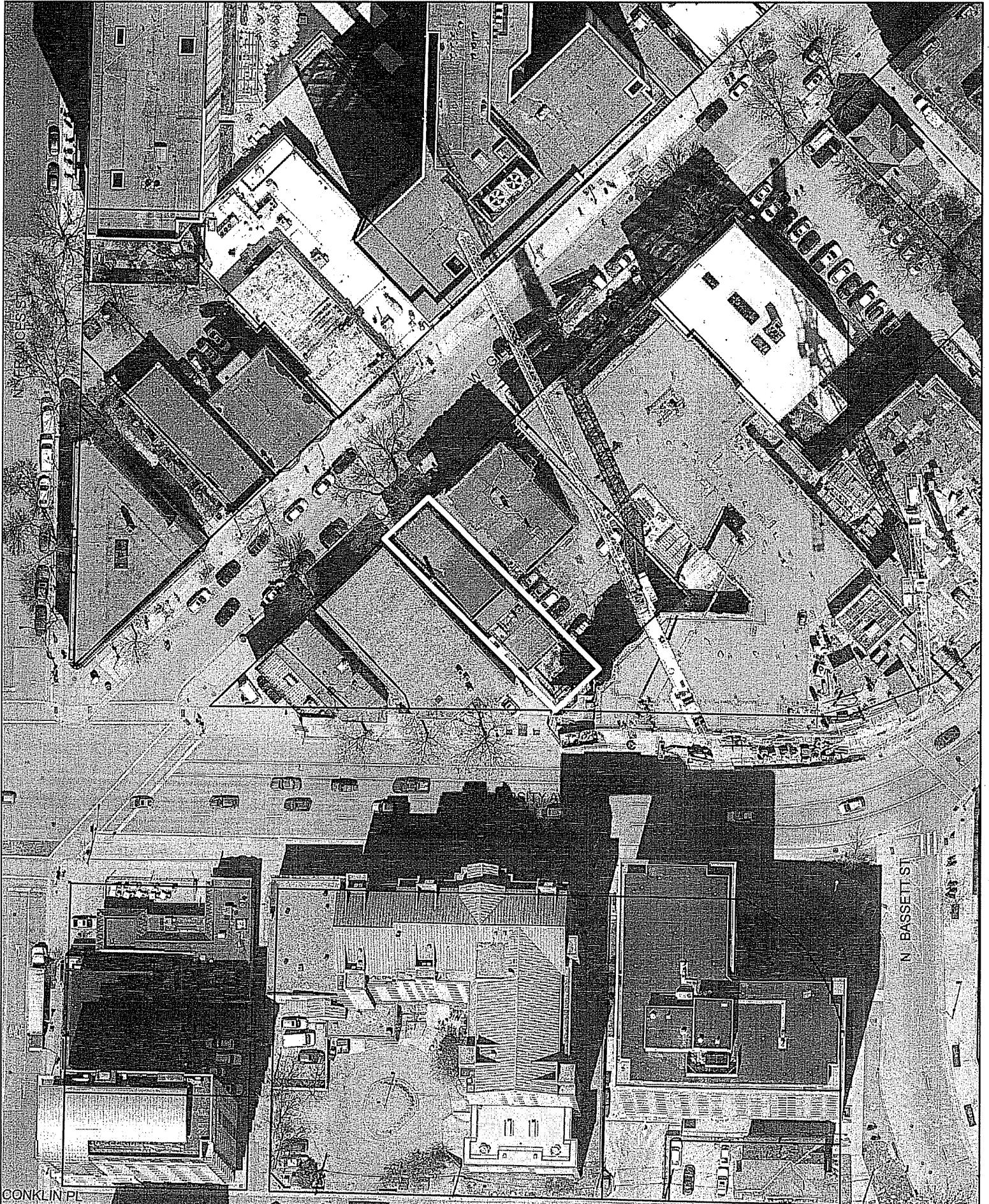


For Questions Contact: Chris Wells at: 261-9136 or [cwells@cityofmadison.com](mailto:cwells@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 16 January 2018



CONKLIN PL

# LAND USE APPLICATION

# LND-B

City of Madison  
Planning Division  
126 S. Hamilton St.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



## FOR OFFICE USE ONLY:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_  
Date received \_\_\_\_\_  
Received by \_\_\_\_\_  
Parcel # \_\_\_\_\_  
Aldermanic district \_\_\_\_\_  
Zoning district \_\_\_\_\_  
Special requirements \_\_\_\_\_  
Review required by \_\_\_\_\_  
 UDC  PC  
 Common Council  Other \_\_\_\_\_  
Reviewed By \_\_\_\_\_

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

### 1. Project Information

Address: 453 W. Gilman St Madison, WI 53703  
Title: Cheba Hot Deck

### 2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

### 3. Applicant, Agent and Property Owner Information

Applicant name Marc Torres Company Cheba Hot  
Street address 453 W. Gilman St City/State/Zip Madison WI 53703  
Telephone 970-420-5255 Email marc@chebahot.com  
Project contact person Marc Torres Company Cheba Hot  
Street address 453 W. Gilman St City/State/Zip Madison WI 53703  
Telephone 970-420-5255 Email marc@chebahot.com  
Property owner (if not applicant) Lofgren Properties  
Street address PO Box 6473 City/State/Zip Madison, WI 53716  
Telephone 608-222-0365 Email rslotgren@yahoo.com

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

Build wooden decks for dining purposes in empty parking spaces on university side of Restaurant

Scheduled start date October, 2014 Planned completion date October, 2014

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Checkboxes for: Filing fee, Land Use Application, Letter of intent, Legal description, Pre-application notification, Vicinity map, Survey or existing conditions site plan, Development plans, Land Use Application Checklist (LND-C), Supplemental Requirements, Electronic Submittal\*

\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to papplications@cityofmadison.com.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary.

6. Applicant Declarations

- Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Heather Stovler Date 8-20-14

Zoning staff Pat Anderson Date 8-20-14

- Demolition Listserv
Public subsidy is being requested (indicate in letter of intent)
Pre-application notification: The zoning code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request.

Marc Torres attempted to contact Mike Venner several times via phone and email between Oct-13 and Oct 18. No response received

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials.

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of applicant Marc Torres Relationship to property Business Owner

Authorizing signature of property owner [Signature] Date 10-16-17



## Letter of Intent: Cheba Hut Deck Project

- Project Team- Marc Torres will oversee the entire project, from application to completion.
  - Architect- Dan Baldrige, Delta Design LLC, LEED Certified, Member American Institute of Building Design. <http://www.deltadesign-llc.com/Pages/default.aspx>
  - Contractor- Lance Babilius. Licensed and Insured contractor
- Existing Conditions- The area where the deck is to be built is on the University Ave side of the restaurant where two, non-designated, parking spaces are located. They area is concrete slab with an existing retaining wall planter along the edge of the fencing. We have constructed a bamboo fencing wall along the eastern edge which greatly improves the aesthetics of the area.
- Project Schedule- Project completion date: October 2017
- Proposed Uses- The approximate 450 sq ft deck will be used to accommodate dining guests who would prefer to enjoys their meals outside. It will be ADA accessible and will have hand railings and an emergency exit for safety.
- Hours of Operation- Our store hours are from 10am- 12am Sunday- Wednesday and 10am-3am Thursday- Saturday. We would like to keep the deck open until 10pm Sunday-Wednesday and 12am Thursday- Saturday.
- Dwelling Units- There is (1) five bedroom dwelling above the Gilman portion of the restaurant. It is shielded from ear-shot of the back area.
- Auto and Bike Parking stalls- There is no designated parking for the restaurant. There are bike stalls near the Gilman St entrance.
- Estimated Project Cost- Architectural Drawings- \$800, Permit- \$600, Materials/Construction- \$6000-8000. Total- \$7400- 9400.

**City of Madison Property Information**

Property Address: 453 W Gilman St

Parcel Number: 070923201126

Information current as of: 10/28/16 01:00AM

**OWNER(S)**

453 WEST GILMAN ST LLC

PO BOX 6473  
MADISON, WI 53716

**REFUSE COLLECTION**

District: 07A

**SCHOOLS**

District: Madison

- Franklin-Randall
- Hamilton
- West

**CITY HALL**

Aldermanic District: 4  
Alder Michael Verveer

**PROPERTY VALUE**

Assessment Year	Land	Improvements	Total
2015	\$173,000	\$284,000	\$457,000
2016	\$173,000	\$284,000	\$457,000

**2015 TAX INFORMATION**

Net Taxes:	\$10,987.53
Special Assessment:	\$0.00
Other:	\$0.00
Total:	\$10,987.53

**PROPERTY INFORMATION**

Property Use:	Restaurant & apts.	Property Class:	Commercial
Zoning:	UMX	Lot Size:	4,323 sq ft
Frontage:	33 - W Gilman St	Water Frontage:	NO
TIF District:	32	Assessment Area:	9931

**COMMERCIAL BUILDING INFORMATION**

Commercial Property Record

**SALE/CONVEYANCE DETAILS (includes sales and other forms of conveyances)**

Information current as of: 10/28/16 01:00AM

Grantor:	FISHER, MICHAEL J		
Grantee:	453 WEST GILMAN STREET, LLC		
Date of Conveyance:	2/2003	Conveyance Price:	\$0.00
Conveyance Type:	Other	Conveyance Included:	1 Parcel
Grantor:	MEISE, JEFFREY S		
Grantee:	FISHER, MICHAEL J		

Date of Conveyance:	8/2002	Conveyance Price:	\$354,000.00
Conveyance Type:	Warranty Deed	Conveyance Included:	1 Parcel
Grantor:	GILMAN STREET ASSOCIATES, LLC		
Grantee:	MEISE, JEFFREY S		
Date of Conveyance:	8/2002	Conveyance Price:	\$177,000.00
Conveyance Type:	Warranty Deed	Conveyance Included:	1 Parcel
Grantor:	KING CHEE CORPORATION		
Grantee:	GILMAN STREET ASSOCIATES		
Date of Conveyance:	5/1994	Conveyance Price:	\$170,000.00
Conveyance Type:	Warranty Deed	Conveyance Included:	1 Parcel
Grantor:	YEE, HERBERT S		
Grantee:	KING CHEE CORPORATION		
Date of Conveyance:	5/1994	Conveyance Price:	\$146,000.00
Conveyance Type:	Warranty Deed	Conveyance Included:	1 Parcel
Grantor:	SELIX, LOIS B		
Grantee:	YEE, HERBERT S		
Date of Conveyance:	10/1987	Conveyance Price:	\$106,000.00
Conveyance Type:	Warranty Deed	Conveyance Included:	1 Parcel
Grantor:	YEE ET AL, HERBERT S		
Grantee:	SELIX, LOIS B		
Date of Conveyance:	9/1987	Conveyance Price:	\$0.00
Conveyance Type:	Other	Conveyance Included:	1 Parcel
Grantor:			
Grantee:			
Date of Conveyance:	1/1984	Conveyance Price:	\$147,000.00
Conveyance Type:	Orig. Land Contract	Conveyance Included:	1 Parcel
Grantor:			
Grantee:			
Date of Conveyance:	1/1984	Conveyance Price:	\$147,000.00
Conveyance Type:	Other	Conveyance Included:	1 Parcel

**LEGAL DESCRIPTION**

**Information current as of:** 10/28/16 01:00AM

**Notice:** This description may be abbreviated and is for assessment purposes only. It should not be used to transfer property

Lot Number: 0

Block: 0

UNIV ADD TO MADISON SW 1/2 OF, LOT 2, BLOCK 10

Property Information Questions?

**Assessor's Office**

210 Martin Luther King, Jr. Boulevard, Room 101  
 Madison, Wisconsin 53703-3342  
 Phone: (608) 266-4531  
 Email: [assessor@cityofmadison.com](mailto:assessor@cityofmadison.com)

**REAL PROPERTY TAX INFORMATION FOR 2015**

**Information current as of:** 10/27/16 08:00PM

Category	Assessed Value	Average Assessment Ratio	Est. Fair Market Value
Land	173,000	96.851799%	178,623

Improvements	284,000	96.851799%	293,232
Total	457,000	96.851799%	471,800
Net Assessed Value Rate (mill rate)			0.0242146
School Levy Tax Credit			-923.19

Taxing Jurisdiction	2014 Net Tax	2015 Net Tax	% Tax Change
WISCONSIN	76.50	80.53	5.3%
DANE COUNTY	1,312.16	1,400.28	6.7%
CITY OF MADISON	4,127.18	4,335.46	5.0%
MATC	420.94	440.05	4.5%
MADISON SCHOOLS	4,601.66	4,809.74	4.5%
Total	10,538.44	11,066.06	5.0%
First Dollar Credit	-77.64	-78.53	1.1%
Lottery & Gaming Credit	0.00	0.00	0.0%
Net Property Tax	10,460.80	10,987.53	5.0%

Total Due		
Installment	Due Date	
First Installment	1/31/2016	\$2,746.89
Second Installment	3/31/2016	\$2,746.88
Third Installment	5/31/2016	\$2,746.88
Fourth Installment	7/31/2016	\$2,746.88
Full Amount	1/31/2016	\$10,987.53

#### Transaction Information

Date	Amount	Type	Detail	Receipt Number	Balance Due
12/30/2015	\$10,987.53	payment	General: \$10,987.53	909471	\$0.00

#### Tax Information Questions?

##### Treasurer's Office

210 Martin Luther King, Jr. Boulevard, Room 107  
 Madison, Wisconsin 53703-3342  
 Phone: (608) 266-4771  
 Email: [treasurer@cityofmadison.com](mailto:treasurer@cityofmadison.com)

**Disclaimer:** The City of Madison collects and displays tax payments only for the current tax season of December through July 31st. If you have questions regarding property taxes for prior tax years, please contact the Dane County Treasurer's Office at (608) 266-4151 or for tax payment history, go to Dane County's [Access Dane](#).

#### SPECIAL ASSESSMENTS

**Information current as of:** 10/27/16 10:00PM

No Special Assessments exist for Parcel Number 070923201126.  
 Please contact the Finance Office for additional information.

#### Special Assessment Questions?

##### Finance Office

210 Martin Luther King, Jr. Boulevard, Room 406  
 Madison, Wisconsin 53703-3345  
 Phone: 266-4671  
 Email: [finance@cityofmadison.com](mailto:finance@cityofmadison.com)

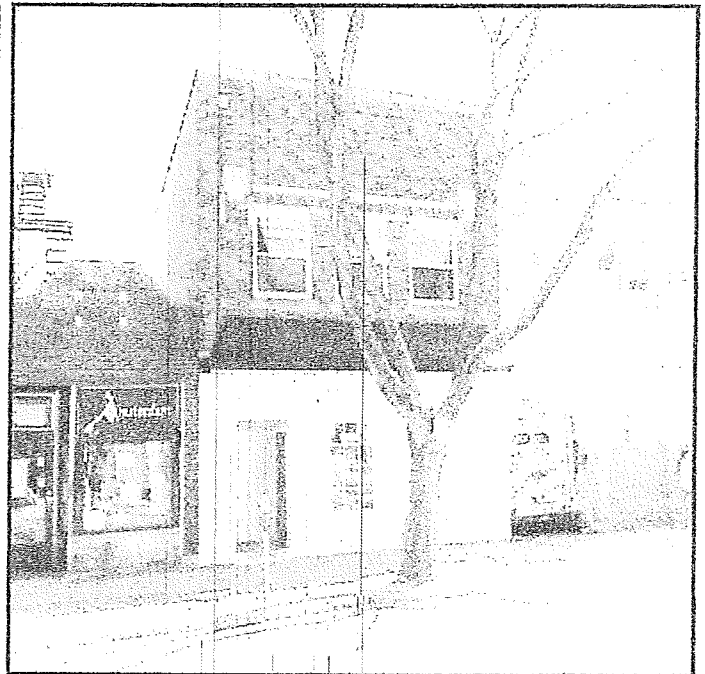


Owner 453 WEST GILMAN ST LLC  PO BOX 6473 MADISON, WI 53716-0	Parcel Class: Commercial	Property Type: Restaurant & apts.
	Parcel Code:	Property Code: 422
	School District: Madison	Property Data Revised: 04/01/2016
	TIF District: 32	Building Data Revised:

Record of Transfer of Ownership								
Grantor	Document #	Date	Parcels	Consideration	Convey	Mkt	Ratio	
FISHER, MICHAEL J	93646968	2/2003	1	0	OTHER	I	I	
MEISE, JEFFREY S	93529796	8/2002	1	354,000	W.D.	V	V	
GILMAN STREET ASSOCIATES LLC	93526670	8/2002	1	177,000	W.D.	I	I	
KING CHEE CORPORATION	27605032	5/1994	1	170,000	W.D.	V	V	
YEE, HERBERT S	27605030	5/1994	1	146,000	W.D.	I	I	

Zoning: UMX Width: 0 Depth: 0 Lot Size: 4,323 sqft Acreage: 0.10 acres Buildability: 1-Buildable Lot	Lot Characteristics		Utilities	Street	Frontage	
	1-Regular		Water: 2-Stubbed In	Paved	Primary: 33	W Gilman St
	0-None		Sewer: 2-Stubbed In	Curb-gutter	Secondary: 0	
	1-Level		Gas: 2-Stubbed In	Sidewalk	Other 1: 0	
	2-Medium	Traffic		No Alley	Other 2: 0	
	0-None	Wooded			Water: 0	0-No Water Frontage

Parcel Building Summary			
Floor Area	GFA	PFA	Apartments
1st Floor:	2,472	2,472	Total Units: 1
2nd Floor:	1,679	1,679	Rooms:
3rd Floor:			Efficiency:
4th Floor:			1 Bdrm:
5th Floor:			2 Bdrm:
Above:			3 Bdrm:
Mezz Loft:			4 Bdrm: 1
Basement:	1,464		Other:
			<b>Building Summary</b>
Parking			Buildings: 1
Level 1:			Apartment 1,464
Level 2:			Restaurant 2,472
Level 3:			
Other lvls.:			
Total:			
Total:	5,615	4,151	



Notes:

Building Remarks: Bldg 1 has restaurant (w/ office) on first floor and 4-5 Bdrm (1.5 bath) apt on second floor. Bldg 2 is 1-story addition with no basement which is also used for restaurant. This addition provides visible frontage on University Ave. Bldg 3 is enclosed porch on second floor, details unknown. Parking on site (maybe 2-3 cars).

Assessment changes			
Year			
Hearing #			
Schedule #			
Change			

Assessment Record			
	2014	2015	2016
Change Code			/
Land	173,000	173,000	173,000
Improvement	262,000	284,000	284,000
Total	435,000	457,000	457,000

Parcel Number 0709-232-0112-6

Situs 453 W Gilman St

Assessment Area

9931

Building 1

GFA:	5,615														
PFA:	4,151														
Yr. Built:	1922														
Yr. Remodeled:	1987														
Quality:	Ave														
Exterior Condition:	Ave														
Stories:	2														
Story Height:	13														
Frame:	Wd														
Wall Type:	FBrk														
Wall Type 2:	Brk														
Foundation:	Conc														
Roof Type:	Flat														
Roof Frame:	Wd														
Roof Cover:	Built Up														
Floor Frame:	Wd														
Floor Deck:	Wd														
Basement	Part														
Apartment Units:	1														

Building

GFA:															
PFA:															
Yr. Built:															
Yr. Remodeled:															
Quality:															
Exterior Condition:															
Stories:															
Story Height:															
Frame:															
Wall Type:															
Wall Type 2:															
Foundation:															
Roof Type:															
Roof Frame:															
Roof Cover:															
Floor Frame:															
Floor Deck:															
Basement															
Apartment Units:															

Bldg	Area Type	SqFt	Lights	Heat	A/C	Fire Protection	Quality	Floor Type	Wall Finish	Ceiling	Elev	Cond	Bat Full	Half	FP
1	Apartment	1,464											1	1	
1	Restaurant	2,472													

Parcel Number 0709-232-0112-6

Situs 453 W Gilman St

Assessment Area

9931



PREPARED FOR THE PLAN COMMISSION

Project Address: 453 West Gilman Street  
Application Type: Conditional Use  
Legistar File ID #: [35406](#)  
Prepared By: Heather Stouder, AICP, Planning Division  
Report Includes Comments from other City Agencies, as noted

**Summary**

**Applicant/Contact:** Marc Torres; Cheba Hut; 453 W. Gilman St., Madison, WI 53703

**Property Owner:** 453 W. Gilman St., LLC / Madison Property Management, Inc.; 1202 Regent St.; Madison, WI 53715

**Requested Action:** Approval of a conditional use for an outdoor eating area associated with a restaurant-tavern in the UMX District.

**Proposal Summary:** The applicant proposes to construct a deck for an outdoor eating area behind an existing restaurant-tavern in the Urban Mixed Use (UMX) District.

**Applicable Regulations & Standards:** This proposal is subject to the standards for conditional uses (MGO Section 28.183(7)).

**Review Required By:** Plan Commission (PC)

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find that the conditional use standards can be met and approve the request at 453 West Gilman Street. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

**Background Information**

**Parcel Location:** The property is located on the south side of West Gilman Street, between University Avenue and North Broom Street; Urban Mixed Use (UMX) District; Aldermanic District 4 (Verveer); TID 32; Madison Metropolitan School District.

**Existing Conditions and Land Use:** The 4,323 square foot property has a two-story mixed use building constructed in 1922. The 4,151 square foot building has a ground floor restaurant space (The Cheba Hut) and a second floor four-bedroom apartment.

**Surrounding Land Use and Zoning:**

**North:** Across West Gorham Street to the north, mixed-use buildings with restaurants, retail, and residential spaces in the Urban Mixed-Use (UMX) District, and the back of "The Hub", a 12-story mixed-use building in the Downtown Core (DC) District.

**East:** 14-unit apartment building in the Urban Mixed-Use (UMX) District.

**South:** Across University Avenue to the south, mixed-use buildings (La Ciel and The Embassy), both in the Planned Development (PD) District.

**West:** Two-story office building in the Urban Mixed-Use (UMX) District.

**Adopted Land Use Plan:** The Comprehensive Plan (2006) recommends State Street District Mixed-Use for this area. The Downtown Plan (2012) recommends Downtown Mixed Use, which includes a wide variety of uses, including restaurants with outdoor seating areas.

**Zoning Summary:** The property is in the Urban Mixed Use (UMX) District. A zoning summary and any conditions of approval will be provided to the Plan Commission at or prior to the October 6 meeting.

**Environmental Corridor Status:** The subject site is not located in a mapped environmental corridor.

**Public Utilities and Services:** This property is served by a full range of urban services, including several transit routes running along University Avenue and State Street.

### Related Approvals

On August 20, 2014, the Alcohol License Review Committee (ALRC) granted a new license for this establishment with conditions that the capacity shall be limited to 75 indoors and 16 outdoors, that the establishment must meet the definition of a restaurant under MGO 38.02 at all times, and that alcohol service must cease at midnight (Legistar Item #35020).

### Project Description, Analysis, and Conclusion

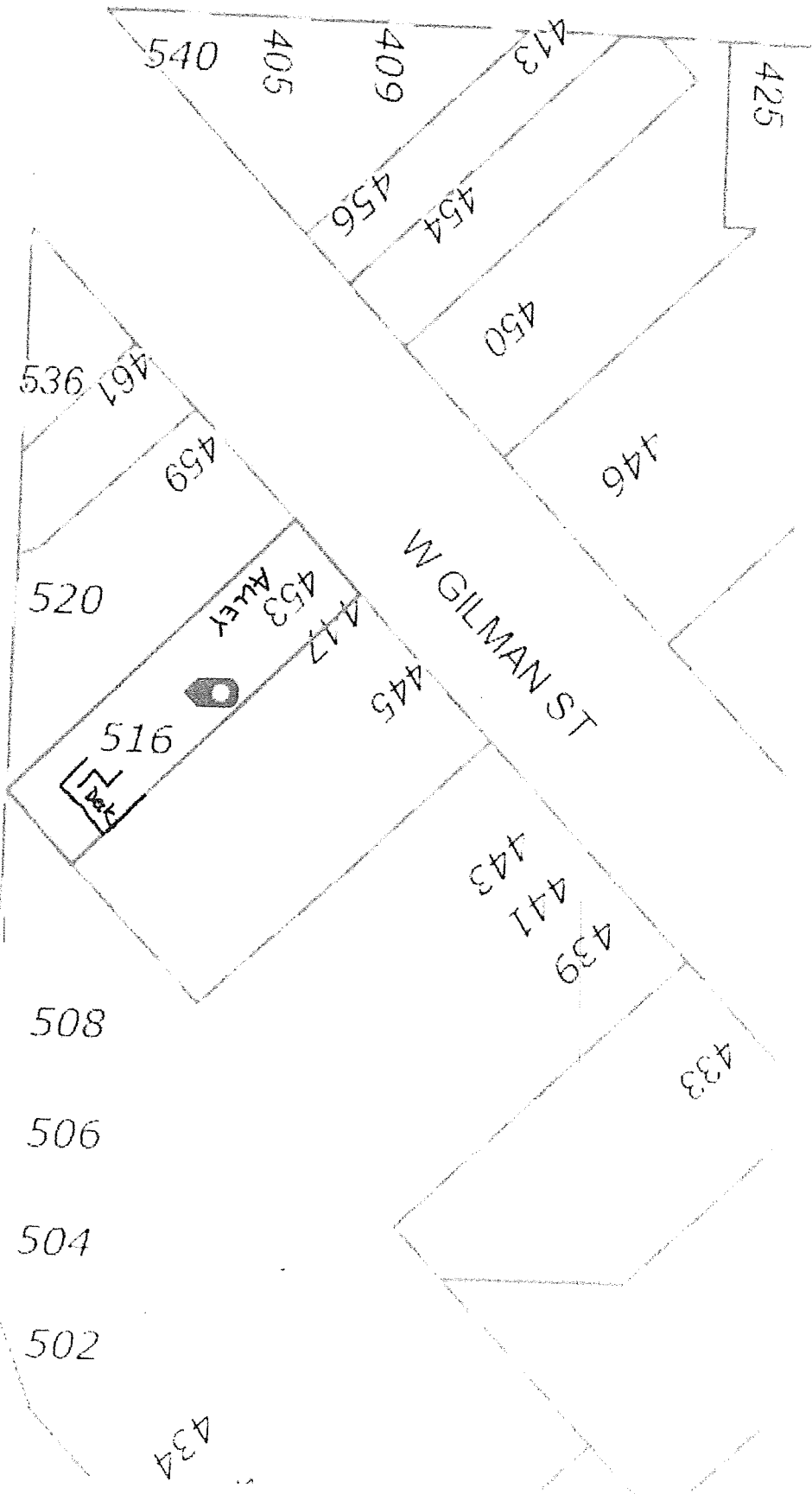
**Project Description** – The applicant proposes to replace two informal surface parking/loading spaces behind an existing building with a 450 square foot deck for outdoor eating associated with the Cheba Hut, a ground floor restaurant/tavern. Consistent with the August 20, 2014 ALRC approval, the outdoor seating area will accommodate a maximum of 16 people. Seasonal landscaping and a bamboo fence are proposed to surround the deck, screening it from adjacent properties and from University Avenue immediately to the south.

**Conditional Use Standards** -Staff believes that the proposal can meet the conditional use standards as summarized below:

- 1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*  
Staff believes that this standard is met.
- 2. The City is able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing these services.*  
Staff believes that this standard is met.
- 3. The uses, values, and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.*  
The mixed-use building on the subject site has a dwelling unit on the second floor, which is stepped back from the first floor by several feet in the back of the building, shielding it from noise associated with outdoor dining. Similarly, the 14-unit apartment building next door will be shielded from the deck by the building itself. With a maximum capacity for only 16 people, no outdoor amplified sound, and closing times of 10:00 Sunday through Wednesday and 12:00 AM Thursday through Sunday, staff believes that there will be negligible, if any noise impacts to surrounding residential properties. Staff believes that this standard can be met, so long as conditions of approval are adhered to.
- 4. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*  
Staff believes that this standard is met.

602 104

N FRANCES ST



UNIVERSITY AVE  
ADA Ramp and Alley fall within Parcel

N BA

# New Social Deck For:



Drawing Sheet Index	
T1	Title page, Drawing index, Stamp
T2	Property Site Plans
T2a	Plan view of area of construction
A1	Framing and Support layout plan
A2	Decking layout plan
A3	Railing and Post layout plan
A4	General and Landscape layout plan
A5	East Elevation View
A6	Deck Section
A7	Building Alley Elevations

453 W. Gilman St.  
Madison, WI 53703

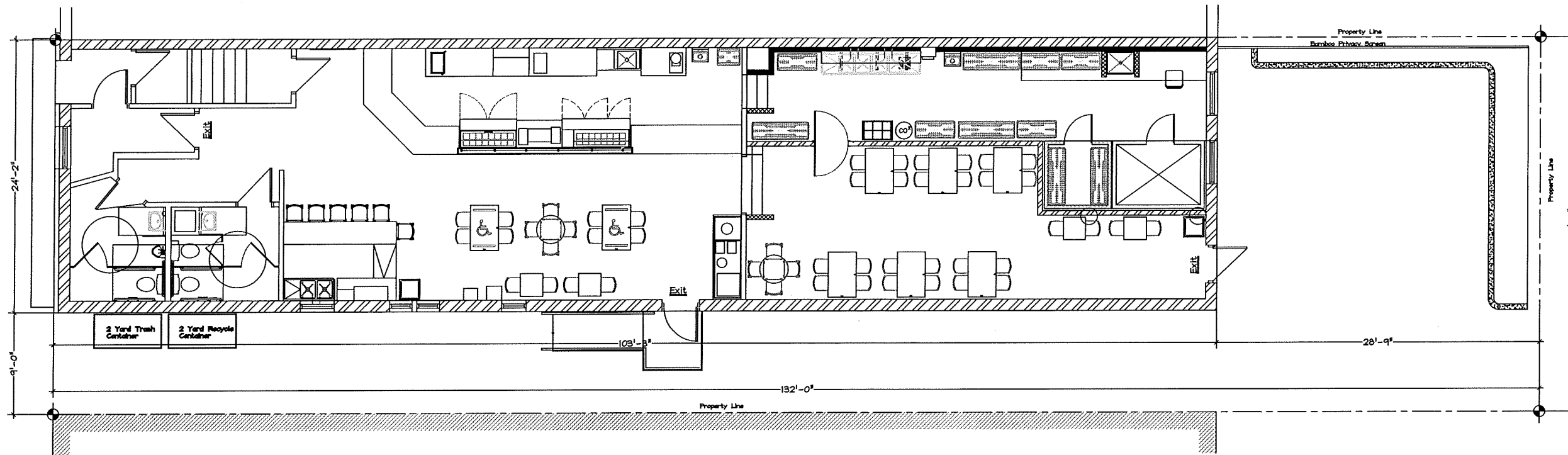
Revised: 10-02-2017



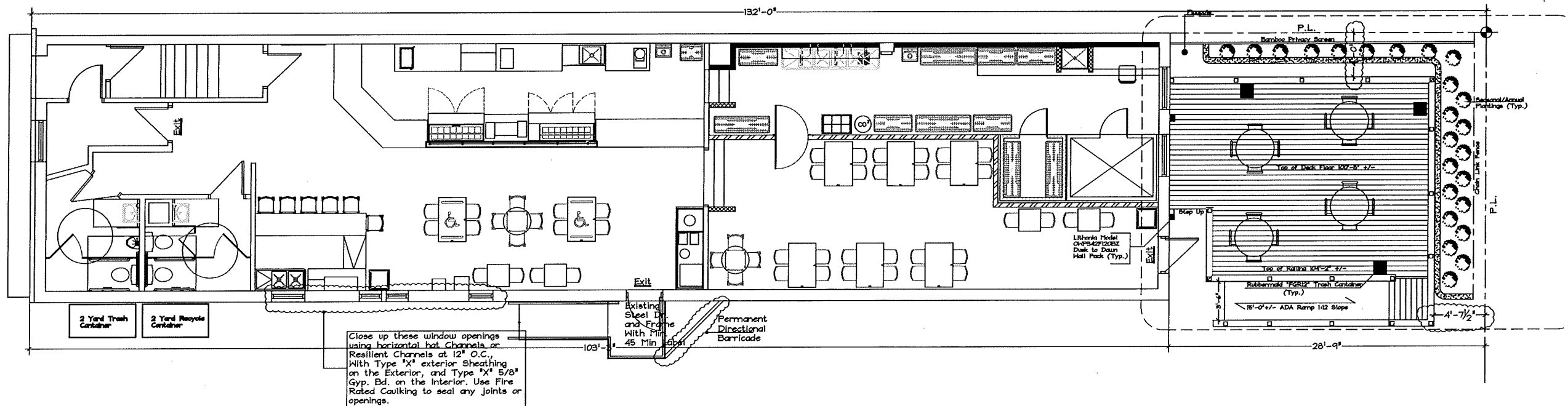
Project Name and Address  
New Social Deck For:  
Cheba Hut  
453 W. Gilman St.  
Madison, WI 53703

Project No.: 14-006-79	
Date: 08-26-2014	
Drawn By: D.L.B.	Checked By:
Scale: Noted	
Sheet No.:	
T1	





Existing Property Boundaries  
Scale: 3/32"=1'-0"



Property with New Social Deck in Place  
Scale: 3/32"=1'-0"

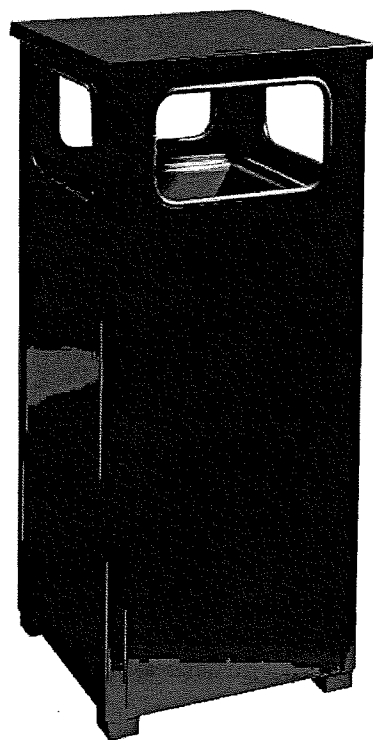
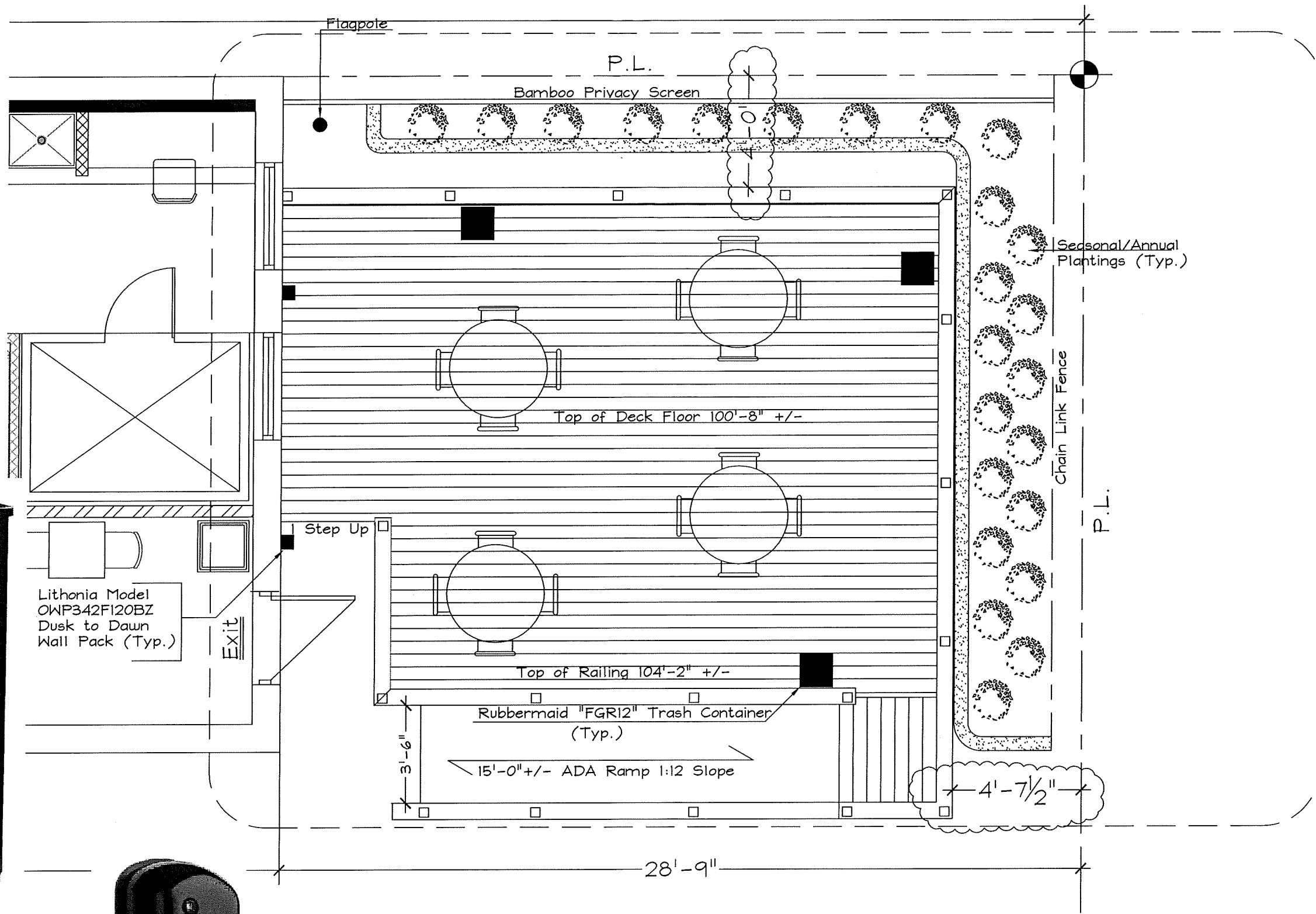
Revised: 10-02-2017

**DELTA DESIGN**  
 920 BRICKL RD. WEST SALEM WI, 54669  
 PH: 608-786-0680 FAX: 608-786-2347  
 E-Mail: dbald-deltaesign@centurytel.net  
 Web Site: www.DeltaDesign-LLC.com

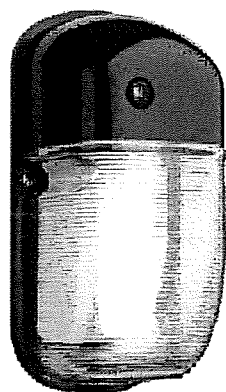
Project Name and Address  
 New Social Deck For:  
 Cheba Hut  
 453 W. Gilman St.  
 Madison, WI 53703

Project No: 14-006-79	
Date: 09-20-2014	
Drawn By: D.L.B	Checked By:
Scale: Noted	
Sheet No.:	

T2



Trash Container



42W Wall Pack

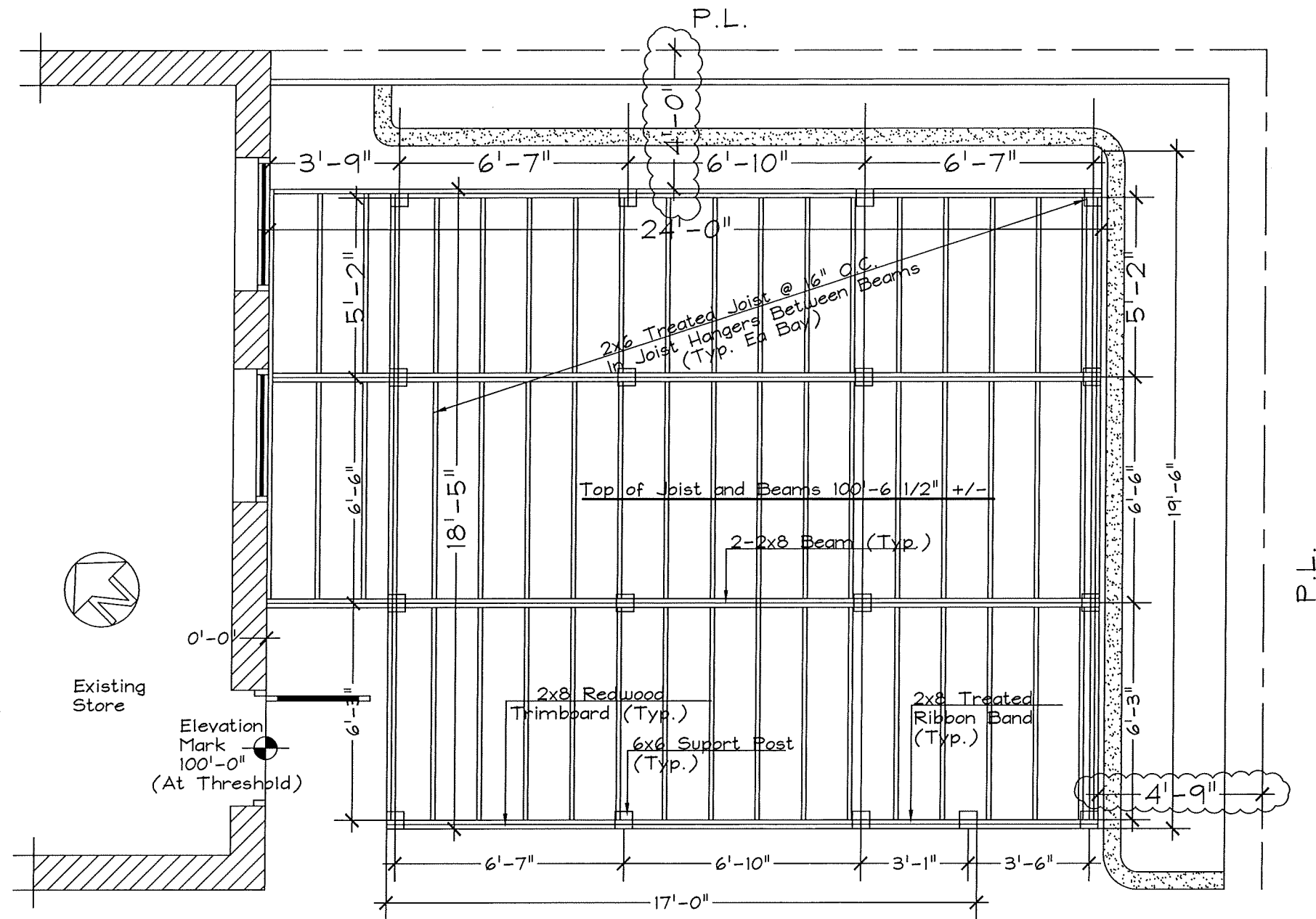
Enlarged view of Social Deck  
Scale: 1/4" = 1'-0"

Revised: 10-02-2017

**DELTA DESIGN**  
 920 BRICKL RD. WEST SALEM WI, 54669  
 PH: 608-786-0680 FAX: 608-786-2347  
 E-Mail: dbold-delta@centurytel.net  
 Web Site: www.DeltaDesign-LLC.com

Project Name and Address  
 New Social Deck For:  
 Cheba Hut  
 453 W. Gilman St.  
 Madison, WI 53703

Project No: 14-006-79	
Date 09-20-2014	
Drawn By: D.L.B.	Checked By:
Scale Noted	
Sheet No: T2a	



Framing and Support Layout Plan

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

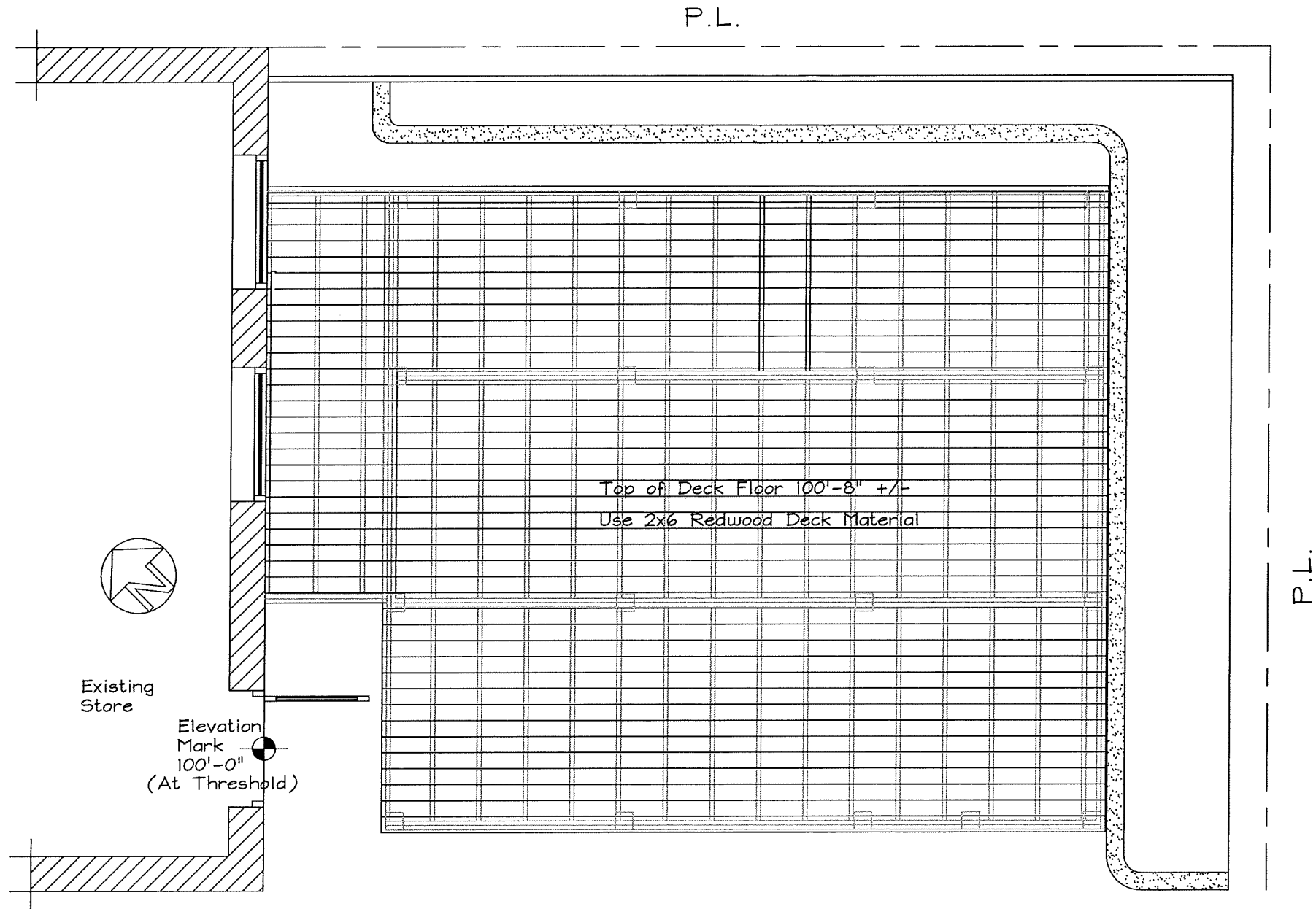
Revised: 10-02-2017

**DELTA DESIGN**  
 920 BRICKL RD. WEST SALEM WI. 54669  
 PH: 608-786-0680 FAX: 608-786-2347  
 E-Mail: dbald-deltadesign@centurytel.net  
 Web Site: www.DeltaDesign-LLC.com

Project Name and Address  
 New Social Deck For:  
 Cheba Hut  
 453 W. Gilman St.  
 Madison, WI 53703

Project No: 14-006-79	
Date 08-26-2014	
Drawn By: D.L.B	Checked By:
Scale Noted	
Sheet No: A1	

Applied



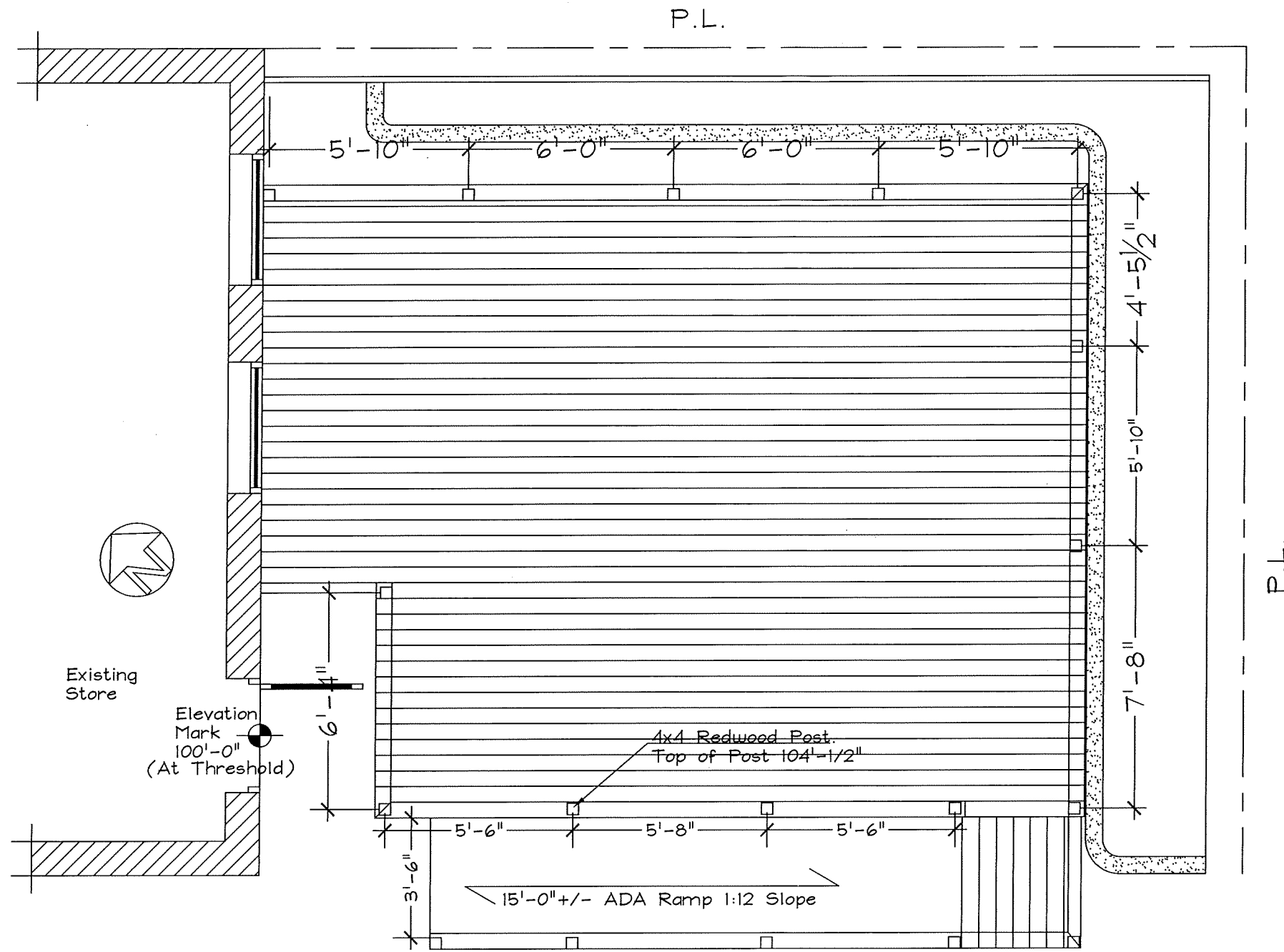
Deck Layout Plan  
 Scale: 1/4" = 1'-0"

Revised: 10-02-2017

**DELTA DESIGN**  
 920 BRICKL RD. WEST SALEM WI. 54669  
 PH.: 608-786-0680 FAX: 608-786-2347  
 E-Mail: dbold-delta@centurytel.net  
 Web Site: www.DeltaDesign-LLC.com

Project Name and Address  
 New Social Deck For:  
 Cheba Hut  
 453 W. Gilman St.  
 Madison, WI 53703

Project No: 14-006-79	
Date 08-26-2014	
Drawn By: D.L.B.	Checked By:
Scale Noted	
Sheet No: A2	



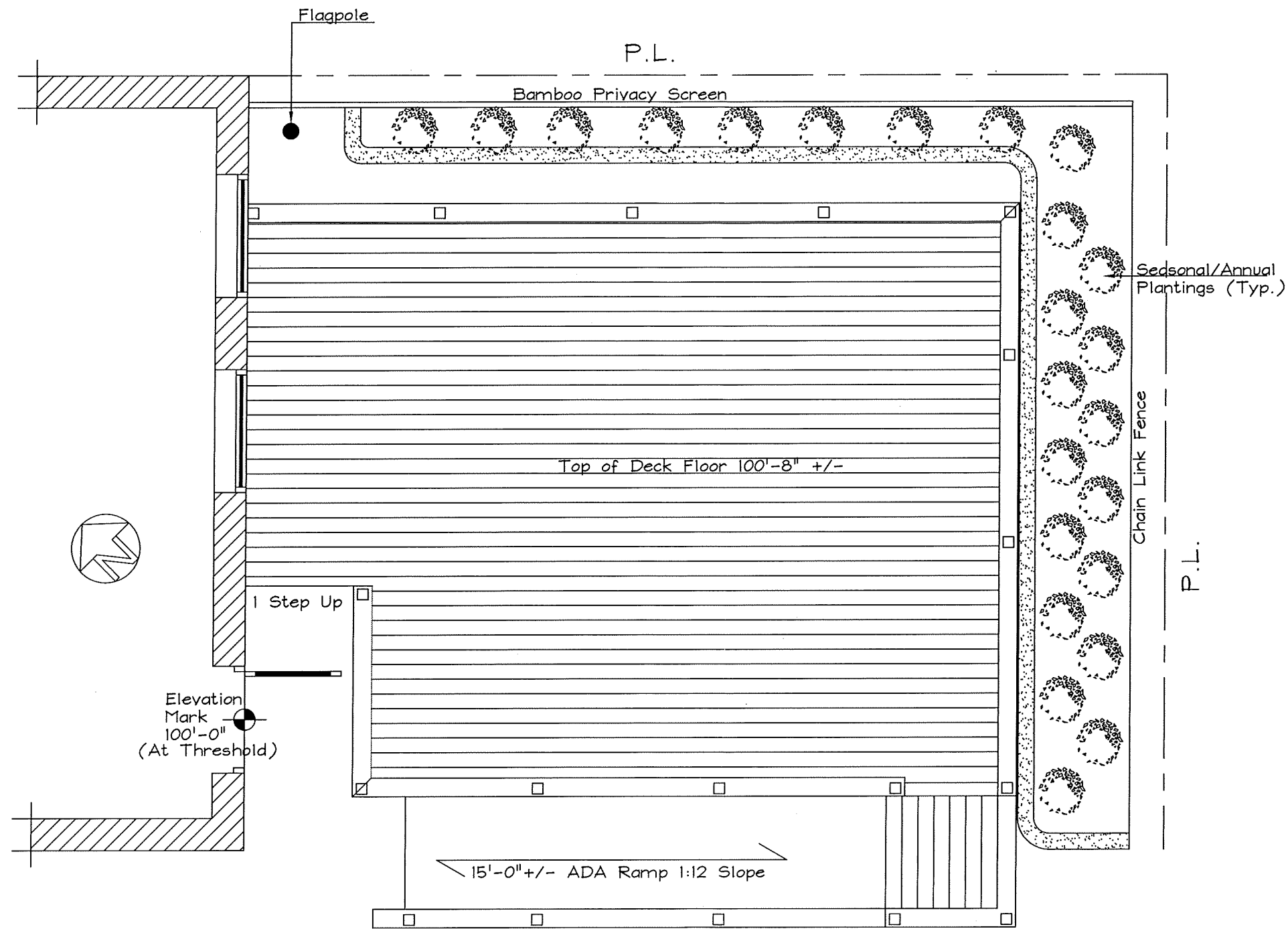
Railing and Post Layout Plan  
Scale: 1/4" = 1'-0"

Revised: 10-02-2017

**DELTA DESIGN**  
 920 BRICKL RD WEST SALEM WI 54669  
 PH: 608-786-0680 FAX: 608-786-2347  
 E-Mail: dbald-deltaesign@centurytel.net  
 Web Site: www.DeltaDesign-LLC.com

Project Name and Address  
 New Social Deck For:  
 Cheba Hut  
 453 W. Gilman St.  
 Madison, WI 53703

Project No. 14-006-79	
Date 08-26-2014	
Drawn By: D.L.B.	Checked By:
Scale Noted	
Sheet No. A3	



General and Landscape Layout Plan  
 Scale: 1/4" = 1'-0"

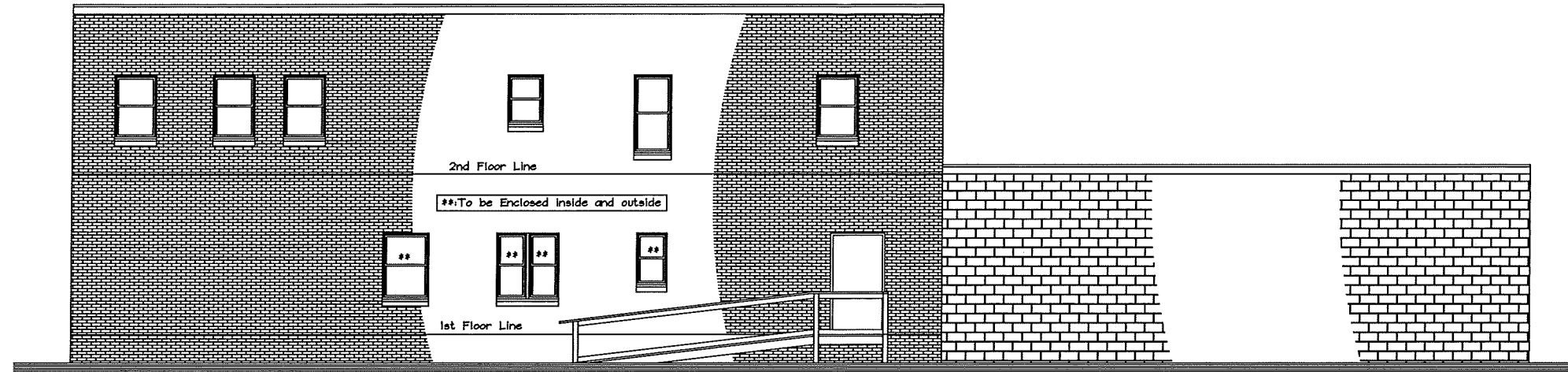
Revised: 10-02-2017

**DELTA DESIGN**  
 920 BRICKL RD. WEST SALEM WI 54669  
 PH: 608-786-0680 FAX: 608-786-2347  
 E-Mail: ddelta-deltaesign@centurytel.net  
 Web Site: www.DeltaDesign-LLC.com

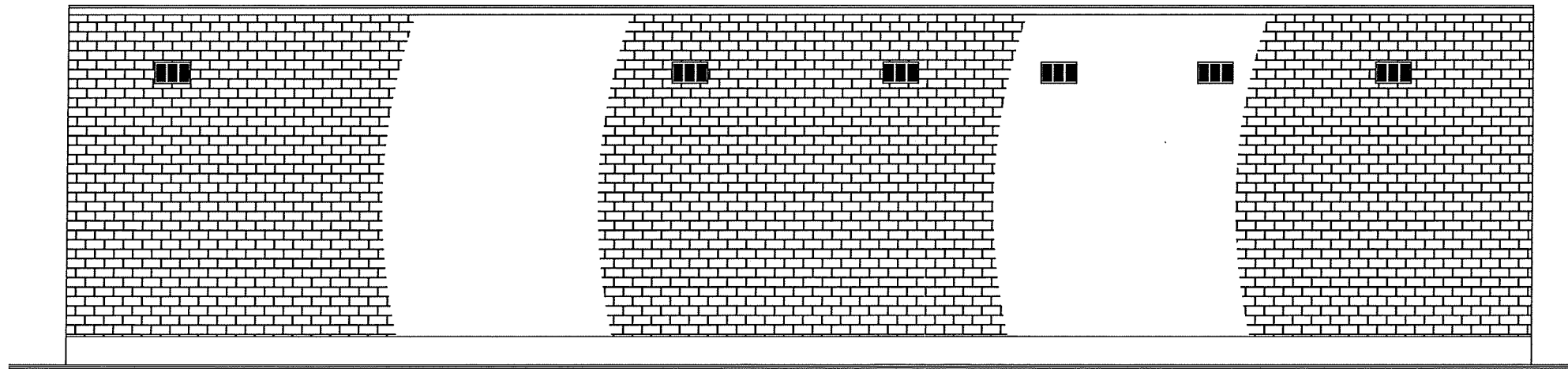
Project Name and Address  
 New Social Deck For:  
 Cheba Hut  
 453 W. Gilman St.  
 Madison, WI 53703

Project No: 14-006-79	
Date 08-26-2014	
Drawn By: D.L.B.	Checked By:
Scale Noted	
Sheet No: A4	





453 W. Gilman St. Alley Elevation  
Scale: 3/32"=1'-0"



459 W. Gilman St. Alley Elevation  
Scale: 3/32"=1'-0"

**DELTA  
DESIGN**

920 BRICKL RD. WEST SALEM WI, 54669  
PH.: 608-786-0680 FAX: 608-786-2347  
E-Mail: dbald-delta@centurytel.net  
Web Site: www.DeltaDesign-LLC.com

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Madison, WI 53703

Project No.: 14-006-79

Date: 10-02-2017

Drawn By: D.L.B. Checked By:

Scale: Noted

Sheet No.:

A7

Created: 10-02-2017