



City of Madison

Proposed Rezoning, Conditional Use, Demolition and Certified Survey Map

Location
2048, 2100, and 2114 Winnebago Street

Project Name
Winnebago Arts and Cohousing

Applicant
Accipiter Real Estate, LLC / John Young / Jim Glueck, Glueck Architects

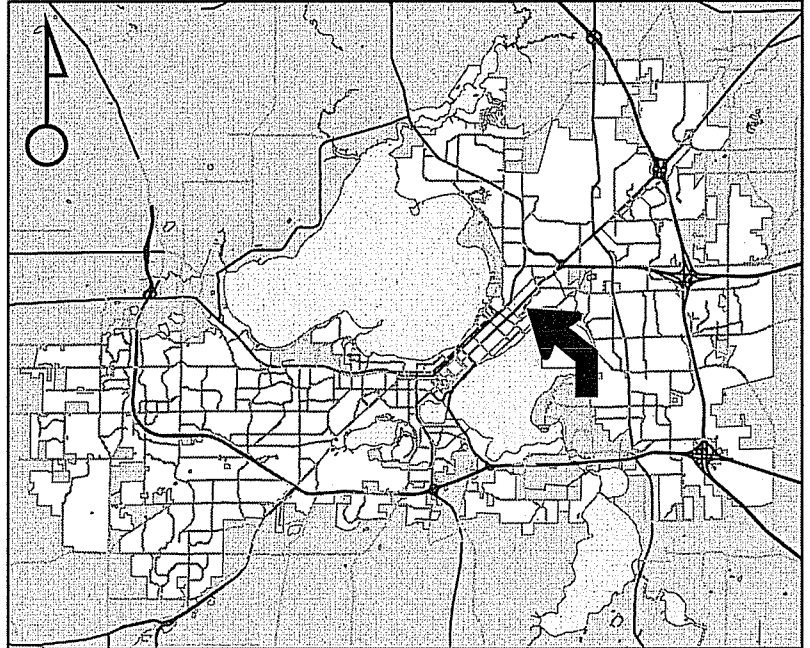
Existing Use
Commercial buildings

Proposed Use
Remove portion of property developed with a gym at 2114 Winnebago Street to TE; demolish two commercial buildings; construct three-story mixed-use building with 3,850 square feet of commercial space and 45 cohousing units; construct 10,300 sqft trade school; and create 3 commercial lots.

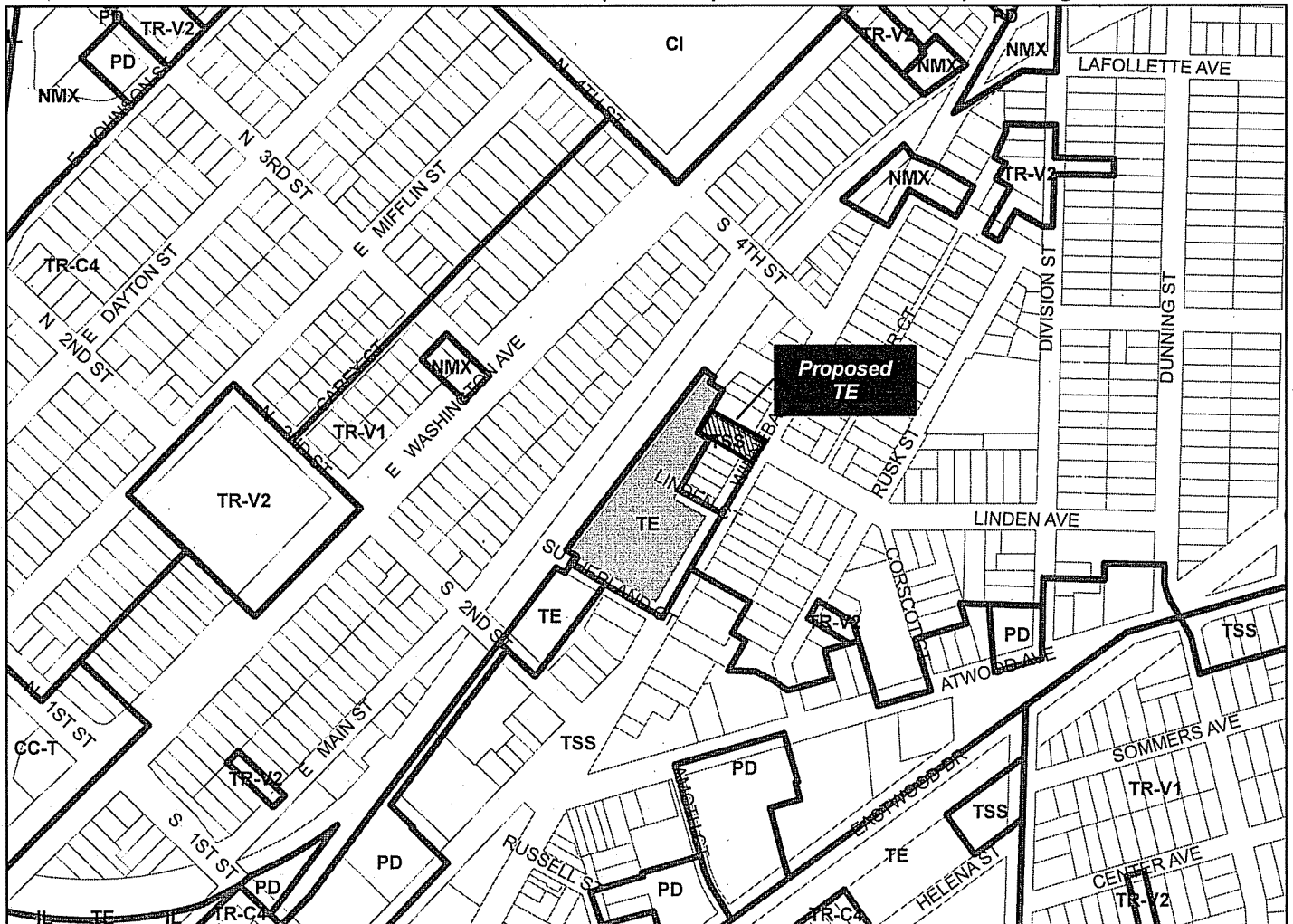
Public Hearing Date

Plan Commission
18 September 2017

Common Council
3 October 2017



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 12 September 2017

5-9



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 7/19/17
Received by JK
Parcel # 0710-064-1605-4
Aldermanic district 6 - Margia Rummel
Zoning district TE & TSS
Special requirements RR frontage, CU
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: 204B-2100-2114 WINNEBAGO STREET
Title: WINNEBAGO ARTS AND COHOUSING

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

- [x] Zoning Map Amendment (rezoning) from TSS to TE
[] 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)
[x] Conditional Use or Major Alteration to an Approved Conditional Use
[x] Demolition Permit
[] Other requests

3. Applicant, Agent and Property Owner Information

Applicant name JIM GUECK Company GUECK ARCHITECTS
Street address 116 N. FEW ST. City/State/Zip MADISON, WI 53703
Telephone (608) 251-2551 Email glueckarch@sbcglobal.net
Project contact person (same as applicant) Company
Street address City/State/Zip
Telephone Email
Property owner (if not applicant) ACCIPITER REAL ESTATE, LLC / JOHN YOUNG
Street address 1882 E. MAN ST. City/State/Zip MADISON, WI 53703
Telephone (608) 345-1561 Email john@accipiterproperties.com

4. Project Description

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

DEMOLISH EXISTING BUILDINGS AND REDEVELOP WITH NEW COHOUSING/ARTIST BUILDING, NEW CIRCUS SPACE BUILDING, AND EXISTING FORD'S GYM BUILDING

Scheduled start date _____ Planned completion date _____

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 pcapplications@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 STOUWER, KEVIN FIRCHOW, TIM PARKS
Zoning staff MATT TUCKER

Date 6/15/17 (date of DAT)
Date 6/15/17 " " "

- 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. List the alderperson, neighborhood association(s), business association(s), AND the dates you sent the notices: MARSHA RUMMEL MAY 30 2017 (neighborhood meeting held) SASY NEIGHBORHOOD ASSOC. MAY 30 2017 (neighborhood meeting held)

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. A copy of the notification letters or any correspondence granting a waiver 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 JIM GLUECK Relationship to property ARCHITECT

Authorizing signature of property owner [Signature] Date 7-19-2017



July 19, 2017

**City of Madison
Planning & Development
126 South Hamilton Street
Madison, WI 53701**

RE: Letter of Intent for concurrent CSM and land-use application for
2048, 2100 and 2114 Winnebago Street

Real Estate Development Project Title: Winnebago Arts and Cohousing

It is the intent of Accipiter Real Estate, LLC ("Accipiter"), as the majority owner and managing member of the three limited liability companies that own the above parcels, to survey, divide, map, and dedicate the land as represented on the enclosed Certified Survey Map, and to redevelop the above sites into a mixed-use residential and commercial development.

Overview

The existing buildings at these sites include the Winnebago Studios artist studio building at 2048, a multitenant commercial structure at 2100, and Ford's Gym at 2114. The buildings on 2048 and 2100 are to be demolished as a part of this development. The building at 2114 will remain.

The proposed redevelopment is located on a 2.09 acre site (91,037 sq.ft.) located at 2048, 2100 and 2114 Winnebago Street. This project is in Aldermanic District 6, Marsha Rummel, Alder. The redevelopment will include three reconfigured parcels, with new lot lines as shown on the attached survey, to be considered as one zoning lot. Areas of the proposed lots are:

2048: 53,387 sf,
2100: 22,931 sf, and
2114: 14,719 sf.

Also, we have previously applied for the street vacation of Linden Court, which will become part of 2100, and that square footage is included in the above figures.

2048, 2100, 2114 Winnebago Street

Accipiter is working with CohoMadison, Inc., Madison Circus Space, Inc., and Ford's Gym Inc. to:

1) Create a home for the CohoMadison cohousing community in a new, approximately 64,000 square foot building (with approximately a 21,000 sq. ft. footprint) comprised of 45 residential condominium units (a mix of 1, 2 and 3 bedrooms); substantial common areas, and underground and above ground parking. The building will also include 10 new commercial condominium units, to be used as artist studios. The building will be located on the newly configured 2048 Winnebago Street property. The existing building located on the site will be demolished.

2) Construct a larger circus arts facility for the Madison Circus Space, a membership organization that has outgrown their existing space, in a new, approximately 10,300 square foot building (with approximately a 7,300 sq. ft. footprint), to be located on the newly configured 2100 Winnebago Street property. The existing building located on the site will be demolished. This property (and the project as a whole) will also benefit from the Linden Court street vacation. The street vacation letter was submitted to the City of Madison Engineering Division at the end of April 2017.

3) Redraw the lot lines for the property known as 2114 Winnebago Street (currently home to Ford's Gym) to create an expanded parcel with space for customer parking and to provide for access to the rear of the existing building. There will be neither demolition nor new construction at 2114 Winnebago Street.

Existing Conditions and Uses of the Property

2048 Winnebago Street:

- 25,585 square feet land
- 15,377 GSF building
- Commercial, 2 story shops
- TE zoning
- Current tenants:
 - 17 studio spaces leased to a variety of artists ("Winnebago Studios")

2100 Winnebago Street:

- 52,919 square feet land
- 19,323 GSF building
- Commercial, 1 story shop / warehouse
- TE zoning
- Current tenants:
 - Madison Circus Space, Inc.
 - Sector67 Inc.
 - Ford's Gym Inc.
 - Accipiter Properties, Inc.

2048, 2100, 2114 Winnebago Street

2114 Winnebago Street:

- 7,200 square feet land
- 10,100 GSF building
- Commercial, 1 story (plus mezzanine) fitness facility
- TSS zoning
- Current tenant:
 - Ford's Gym Inc.

Neighborhood/Staff Meetings

We have met several times with our Alder and neighborhood association (SASY), and we have received endorsements from both. We have held two public meetings at the Trinity Lutheran Church. We have also met with City staff and our DAT meeting presentation was on June 15, 2017.

Zoning and Proposed New Uses

Current zoning is TE for 2048 and 2100, which we propose to remain in place. The current zoning for 2114 Winnebago is TSS and we propose to rezone it to TE. Below is a brief description of each proposed parcel.

Parcel 1 (2048 Winnebago)

One, three-story building containing a total of 45 residential cohousing units, and approximately 3,850 square feet of commercial space which will be used for artist studios. The building will have a mix of 12 one-bedroom, 19 two-bedroom and 14 three-bedroom apartments. The residential and commercial units will be sold under a condominium legal structure. Eleven of the units will be sold to households at or below 80% of area median income with an affordable housing subsidy provided by the City of Madison.

- 53,387 square feet land
- 64,000 GSF building
- Mixed use residential and commercial, 3 story residential to include approximately 3,850 commercial on part of ground floor only, one story underground parking, approximately 4,000 square feet rear courtyard
- TE zoning
- New owners:
 - 45 residential condominiums
 - 8-10 commercial artist studio condominiums

Parcel 2 (2100 Winnebago)

One, two-story commercial building to serve Madison Circus Space. This group is currently served by a building on the 2100 Winnebago parcel. Their new building will be built on the newly configured 2100 site, and then their existing building will be demolished.

- 22,931 square feet land (including the newly vacated Linden Court)
- 10,300 GSF building
- Commercial, partial 2 story (w/ mezzanine) performance arts / circus arts facility
- TE zoning
- Anchor tenant:
 - Madison Circus Space, Inc.

Parcel 3 (2114 Winnebago)

There is an existing commercial building serving Ford's Gym. The lot is to be expanded to allow for parking on the parcel, but neither demolition nor new building construction will take place.

- 14,719 square feet land
- 10,100 GSF building (*no change*)
- Commercial, 1 story (plus mezzanine) fitness facility (*no change*)
- TE zoning
- Tenant to remain:
 - Ford's Gym Inc.

Summary of Zoning Issues

It is our understanding that this development requires the following:

Conditional Use for Madison Circus Space use

Conditional Use for Cohousing use

Conditional Use for dwelling units in a mixed-use building

Conditional Use for multifamily building

Conditional Use for less than 75% non-residential floor area on first floor in a mixed-use building

Conditional Use for less than 75% non-residential ground floor frontage facing the primary street in a mixed-use building

Rezoning for 2114 Winnebago from TSS to TE

Also, we will need a rear setback variance for the existing Ford's Gym building. We are submitting to the Zoning Board of Appeals for this variance. Please see enclosed copy of letter of support from the SASY neighborhood association.

Parking

Vehicle Parking

Surface vehicle parking will be allocated as follows:

West lot is reserved for artist studio tenants

Center lot is shared between the cohousing units (approx. 25%) and Madison Circus Space (approx. 75%)

Parking stalls on newly expanded 2114 parcel for Ford's Gym

Remaining parking stalls are generally to be shared between Madison Circus Space and Ford's Gym.

Bike Parking

Residential bike parking requirement is for 57 total spaces, with 47 covered and 10 surface spaces. We will have 48 covered spaces in the parking level of the 2048 building and 16 surface spaces assigned to residents and their guests.

Artist bike parking requirement is 2. We will have 4 surface spaces available.

Madison Circus Space bike parking requirement is 15. We will have 16 surface spaces available.

Ford's Gym bike parking requirement is 4. We will have 6 surface spaces available.

Specific Zoning Requirements

Lot Area

Required 6000 sf

Provided 53,387 sf at 2048, 22,931 sf at 2100, 14,719 sf at 2114

Lot Width

Required 50 ft

Provided 239.52 ft at 2048, 50 ft at 2100, 60.12 ft at 2114

Front yard setback

Required: None

Provided: Varies

Side yard setback

Required: None

Provided: 3'

Rear yard setback

Required 20'

Provided 0' (zoning variance being sought for this)

Maximum Lot Coverage

Required: 85%

Actual Proposed: 77.4% (70447/91,037)

Maximum Height

Required: 5 stories/68 feet maximum (22' minimum)

Actual Proposed: New 2048 building will be 39 feet, new 2100 building will be 40 feet maximum, and the 2114 building is existing and is 23 feet

Usable Open Space (Residential Use, 2048)

Required: 20 sf per unit x 45= 900 sq. ft.

Provided: 6,100 sq. ft. on ground, plus balconies, 72 sf x 45 units=3,240 sf

Construction Schedule

The cohousing project will begin construction in May or June of 2018 and will be ready for occupancy in June 2019.

The Madison Circus Space project will begin construction in October or November of 2018 and will be ready for occupancy in April of 2019.

The Ford's Gym will remain in continuous use.

Development Team

Current Owners:

2048 Winnebago: Winnebago Accipiter, LLC

2100 Winnebago: Vogel Investments, LLC

2114 Winnebago: Gym Accipiter, LLC

Note: Accipiter Real Estate, LLC is the majority owner and controlling/managing member of all 3 entities. John Young and Adam Chern are the sole members of Accipiter Real Estate, LLC

Developer:

Accipiter Properties, Inc.

1882 East Main Street Suite 201

Madison, WI. 53704

608-244-6337

John@AccipiterProperties.com

Adam@AccipiterProperties.com

Note: John Young and Adam Chern are the sole owners and principals of Accipiter Properties, Inc.

Architect:

Glueck Architects LLC

116 North Few Street

Madison, WI. 53703

608-251-2551

glueckarch@sbcglobal.net

2048, 2100, 2114 Winnebago Street

Civil Engineer: Burse Surveying and Engineering
2801 International Lane
Madison, WI. 53704
608-250-9263

Landscape Architect: Office of Richard Slayton Landscape Architecture
821 West Lakeside Street
Madison, WI. 53703
608-630-5291

General Contractor: Not yet selected

Other Information

Total Construction Cost:

- Cohousing parcel: \$8.3 million
- Circus Space \$1.1 million
- Ford's Gym \$30,000 (lot resurfacing / striping only)

Land Ownership:

- 2048 Winnebago: Winnebago Accipiter, LLC
- 2100 Winnebago: Vogel Investments, LLC
- 2114 Winnebago: Gym Accipiter, LLC

Note: Accipiter Real Estate, LLC is the majority owner and controlling/managing member of all 3 entities. John Young and Adam Chern are the sole members of Accipiter Real Estate, LLC

Hours of operation: Varies

Land Value: 2017 City assessed value is \$330,500

Public Subsidy: Yes (CDBG for cohousing)

Existing Legal Descriptions

2048 Winnebago Street:

Lots Five (5), Six (6), Seven (7), Eight (8) and Nine (9), Block Two (2), Tierney Addition to Madison, in the City of Madison, Dane County, Wisconsin.

2048, 2100, 2114 Winnebago Street

2100 Winnebago Street:

Lot Six (6), Block One (1), Tierney Addition to Madison, in the City of Madison, Dane County, Wisconsin, EXCEPT the Southeast 120 feet in length thereof.

Lots Nine (9) and Ten (10), Block One (1), and Lots One (1), Two (2), Three (3), and Four (4), Block Two (2), Tierney Addition to Madison, in the City of Madison, Dane County, Wisconsin. All that part of Outlot "B" Wakeley's Subdivision of a part of Blocks 278, 282, 285, 287, and 294 Farwell's Replat in the City of Madison, Dane County, Wisconsin, lying Southwesterly of a prolongation of the line dividing Lots 4 and 5, Block 1, Tierney Addition to Madison.

Together with the vacated portions of Linden Court adjacent to Lots Three (3) and Four (4), Block Two (2), and Lots Nine (9) and Ten (10), Block One (1), Tierney Addition to Madison, in the City of Madison, Dane County, Wisconsin.

That part of the Southwest 1/4 of the Southeast 1/4 of Section 6, Township 7 North, Range 10 East of the Fourth Principal Meridian, bounded and described as follows: Beginning on the Northeasterly line of Sutherland Court and a line parallel with and distance 50 feet Southeasterly, measured at right angles, from the center line of the main track of the Milwaukee and Madison Railway Company (now the Chicago and North Western Transportation Company), as said main track center line was originally located and established over and across said Section 6; thence Northeasterly along said parallel line a distance of 550 feet; thence Northwesterly at right angles to the last described line a distance of 30 feet, more or less, to a line parallel with and distant 20 feet Southeasterly, measured at right angles, from the center line of the main track of the said Chicago and North Western Transportation Company, as said main track is now located; thence Southwesterly along said parallel line a distance of 555 feet, more or less, to the said Northeasterly line of Sutherland Court; thence Southeasterly along said Northeasterly line of Sutherland Court a distance of 30 feet, more or less, to the point of beginning. EXCEPT the Northwesterly 13 feet thereof and described as follows: Commencing at the intersection of the Northeasterly right-of-way line of Sutherland Court and the Southeasterly right-of-way line of the Union Pacific Railroad Company's (formerly the Chicago and North Western Transportation Company and more formerly the Milwaukee and Madison Railway Company) railroad right-of-way, said point assumed to be distant 50 feet Southeasterly measured at right angles from the center line of the main track of said former Milwaukee and Madison Railway Company as said main track center line was originally located and established over and across said Section 6; thence Northeasterly along said Southeasterly railroad right-of-way line, which is assumed to be 50 feet distant Southeasterly measured at right angles from said original main railroad track center line, a distance of 550 feet; thence Northwesterly along a line which is at right angles to said Southeasterly right-of-way line to a point on said line which is 33 feet distant Southeasterly measured at right angles from the center line of the main railroad track as now located, said point being the Point of Beginning; thence continuing along said line to a point, which is 20 feet distant Southeasterly measured at right angles from said existing main track center line; thence Southwesterly along a line which is 20 feet distant Southeasterly measured at right angles from the existing main track center line, a distance of 555 feet,

more or less, to the intersection with said Northeasterly right-of-way line of Sutherland Court to a point which is 33 feet distant Southeasterly measured at right angles from said existing main track center line; thence Northeasterly along a line which is 33 feet distant Southeasterly measured at right angles from said existing main track center line to the Point of Beginning.

Part of Lot Five (5), Block One (1), Tierney Addition to Madison, in the City of Madison, Dane County, Wisconsin, more fully described as follows: Commencing at the Northwest corner of said Lot 5 and the point of beginning of this description; thence North 44° 32' 16" East (Recorded as North 44° 18' East) , along the Westerly line of said Lot 5, 61.90 feet to the Northeast corner thereof; thence South 30° 36' 37" West, 60.00 feet to a point on the Southerly line of said Lot 5; thence North 59° 42' 20" West (Recorded as North 60° West) along said Southerly line, 14.90 feet to the Northwest corner of said Lot 5 and the point of beginning.

EXCEPTING those lands deeded to the City of Madison in Document No. 3749765.

2114 Winnebago Street:

The Southeast 120 feet of Lot Six (6), Block One (1), Tierney Addition to the City of Madison, Dane County, Wisconsin.

New Legal Descriptions

2048 Winnebago Street:

Proposed Certified Survey Map - Lot 1
Metes and Bounds Description

All of Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 2, Tierney Addition to Madison, as recorded in Volume 1 of Plats, on pages 41-42, as Document Number 216620, Dane County Registry, located in the southwest quarter of the southeast quarter of Section 06, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the Southeast corner of said Section 06;
thence North 89 degrees 21 minutes 50 seconds West along the south line of said southeast quarter, 2247.16 feet;
thence North 01 degree 17 minutes 35 seconds East, 830.87 feet to the point of beginning, also to the northeast right of way line of Sutherland Court, also to the northwest right of way line of Winnebago Street;
thence North 60 degrees 04 minutes 49 seconds West along said northeast right of way line, 237.52 feet;
thence North 36 degrees 55 minutes 00 seconds East, 241.89 feet;

2048, 2100, 2114 Winnebago Street

thence South 59 degrees 49 minutes 54 seconds East, 207.99 feet to the aforementioned northwest right of way line;
thence South 29 degrees 54 minutes 15 seconds West along said northwest right of way line, 239.19 feet to the Point of Beginning.
This description contains 53,387 square feet or 1.2256 acres.

Bearings are based upon the Wisconsin County Coordinate System (Dane Zone)

2100 Winnebago Street:

Proposed Certified Survey Map - Lot 2
Metes and Bounds Description

All of Lots 7, 8, 9 and 10, Block 1, Tierney Addition to Madison, as recorded in Volume 1 of Plats, on pages 41-42, as Document Number 216620, Dane County Registry and part of Outlot B, Wakeley's Subdivision, as recorded in Volume 2 of Plats, on page 13, as Document Number 230123, Dane County Registry, and part of Vacated Linden Court, located in the southwest quarter of the southeast quarter of Section 06, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the Southeast corner of said Section 06;
thence North 89 degrees 21 minutes 50 seconds West along the south line of said southeast quarter, 2247.16 feet;
thence North 01 degree 17 minutes 35 seconds East, 830.87 feet to the northeast right of way line of Sutherland Court, also to the northwest right of way line of Winnebago Street;
thence North 29 degrees 54 minutes 15 seconds East along said northwest right of way line, 239.19 feet to the Point of Beginning;
thence North 59 degrees 49 minutes 54 seconds West, 207.99 feet;
thence North 36 degrees 55 minutes 00 seconds East, 170.32 feet;
thence South 60 degrees 09 minutes 01 second East, 99.13 feet;
thence South 30 degrees 06 minutes 39 seconds West, 119.69 feet;
thence South 59 degrees 49 minutes 54 seconds East, 88.49 feet to the aforementioned northwest right of way line;
thence South 29 degrees 54 minutes 15 seconds West along said northwest right of way line, 50.00 feet to the Point of Beginning.
This description contains 22,931 square feet or 0.5264 acres.

Bearings are based upon the Wisconsin County Coordinate System (Dane Zone)

2114 Winnebago Street:

Proposed Certified Survey Map - Lot 3
Metes and Bounds Description

2048, 2100, 2114 Winnebago Street

All of Lot 6 and part of Lot 5, Block 1, Tierney Addition to Madison, as recorded in Volume 1 of Plats, on pages 41-42, as Document Number 216620, Dane County Registry and part of Outlot B, Wakeley's Subdivision, as recorded in Volume 2 of Plats, on page 13, as Document Number 230123, Dane County Registry, located in the southwest quarter and northwest quarter of the southeast quarter of Section 06, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the Southeast corner of said Section 06;
thence North 89 degrees 21 minutes 50 seconds West along the south line of said southeast quarter, 2247.16 feet;
thence North 01 degree 17 minutes 35 seconds East, 830.87 feet to the northeast right of way line of Sutherland Court, also to the northwest right of way line of Winnebago Street;
thence North 29 degrees 54 minutes 15 seconds East along said northwest right of way line, 409.37 feet to the Point of Beginning;
thence North 60 degrees 09 minutes 01 second West, 187.19 feet;
thence North 36 degrees 55 minutes 00 seconds East, 139.99 feet;
thence South 52 degrees 58 minutes 18 seconds East, 16.94 feet;
thence South 36 degrees 47 minutes 53 seconds West, 16.69 feet;
thence South 60 degrees 13 minutes 55 seconds East, 35.66 feet;
thence South 30 degrees 18 minutes 04 seconds West, 60.11 feet;
thence South 60 degrees 07 minutes 11 seconds East, 120.05 feet to the aforementioned northwest right of way line;
thence South 29 degrees 54 minutes 15 seconds West along said northwest right of way line, 60.12 feet to the Point of Beginning.
This description contains 14,719 square feet or 0.3379 acres.

Bearings are based upon the Wisconsin County Coordinate System (Dane Zone)

Easements

Accipiter Real Estate, LLC is the majority owner / managing member of all 3 parcels. Thus, Accipiter will be able to execute all necessary easements, including but not limited to: vehicular/pedestrian access, shared parking, stormwater management, utility easements, ingress/egress, and maintenance agreements.

Exhibits / Supporting Documents

See enclosed:

- Drawings, including survey, site plan, floor plans, elevations, and related drawings.

2048, 2100, 2114 Winnebago Street

- Subdivision (CSM) application
- CSM maps
- SASY letter of support

We look forward to working with City staff to advance the *Winnebago Arts and Cohousing* development project.

If there are any questions or concerns or any additional information is required, please do not hesitate to contact our architect, Jim Glueck or one of us.

Thank you and regards,



John Young, 608-345-1561



Adam Chern, 608-347-2326

Accipiter Properties, Inc.
1882 E Main St, Ste 201
Madison, WI 53704
608-244-6337

SASY

Schenk-Atwood-Starkweather-Yahara Neighborhood Association

Thursday, April 27, 2017

TO: City of Madison Zoning Board of Appeals

Dear Zoning Board of Appeals members,

I write to you on behalf of the SASY Neighborhood Association concerning a project that is currently winding its way through the city development process and is expected to come before you soon. The principals of Accipiter Properties, John Young and Adam Chern, are working with their development team to assemble a project that encompasses three parcels at 2048, 2100 and 2114 Winnebago St. Their proposed site plan will create a non-conforming setback along one of the properties. With this letter, I wish to convey the strong support of the SASY Board for the overall site plan, as well as the granting of a variance to allow that non-conforming setback.

At April 13 Board Meeting, the Accipiter Group shared the current site plan with the SASY Board and other attendees. They explained that the new site plan treats Sutherland Court as the front of the development. This orientation solves some of the problems associated with fitting four very different uses on an extremely convoluted site, but it also creates a non-conforming use where Ford's Gym (2114 Winnebago) meets the neighboring property at 2120 Winnebago. The current arrangement between these two properties is already non-conforming since Ford's is built on the lot line. This arrangement exists today and will continue into the future since nothing will change at that point of the development. The variance will simply allow the condition to continue within the new zoning parcel.

The SASY Board voted unanimously to support the plan and the proposed variance. We did not go there quickly or lightly. This was only one of several meetings concerning this project. There was a very well-attended public meeting that Alder Rummel organized on 3/22/17, as well as lengthy focus sessions with the SASY Preservation & Development Committee. From the neighborhood perspective, this project has been very well-vetted. The developers have consistently made extensive efforts to engage the public and the immediate neighbors. Without exception, I can tell you that the neighborhood response has been positive and supportive.

The SASY Board has been following this project – or pieces of this project – for well over a year; since before it was a cohesive project and was only a series rental properties and wished-for activities. The project that comes before you now includes the CohoMadison co-housing project, Madison Circus Space, Winnebago Artist Studios and Fords Gym. It is remarkable in that it preserves and enhances so much of what is special about the neighborhood. The typical model is to tear down all the old buildings and displace the tenants. Too often this is how the affordable options and entrepreneurs are lost. The Accipiter Group had that option and they turned it down. Instead, they are working hard to bring together these great people and businesses, and to establish a local future for them. And it does this while driving up housing density with an affordable housing model that allows current neighbors to stay in the neighborhood. We would that more of the development across this city looked this way.


SASY

Schenk-Atwood-Starkweather-Yahara Neighborhood Association

In closing, I reiterate that SASY supports this project, the current site plan, and the proposed variance needed for the site plan to proceed. On behalf of the neighborhood association, I encourage you to approve any variance that allows this project to work.

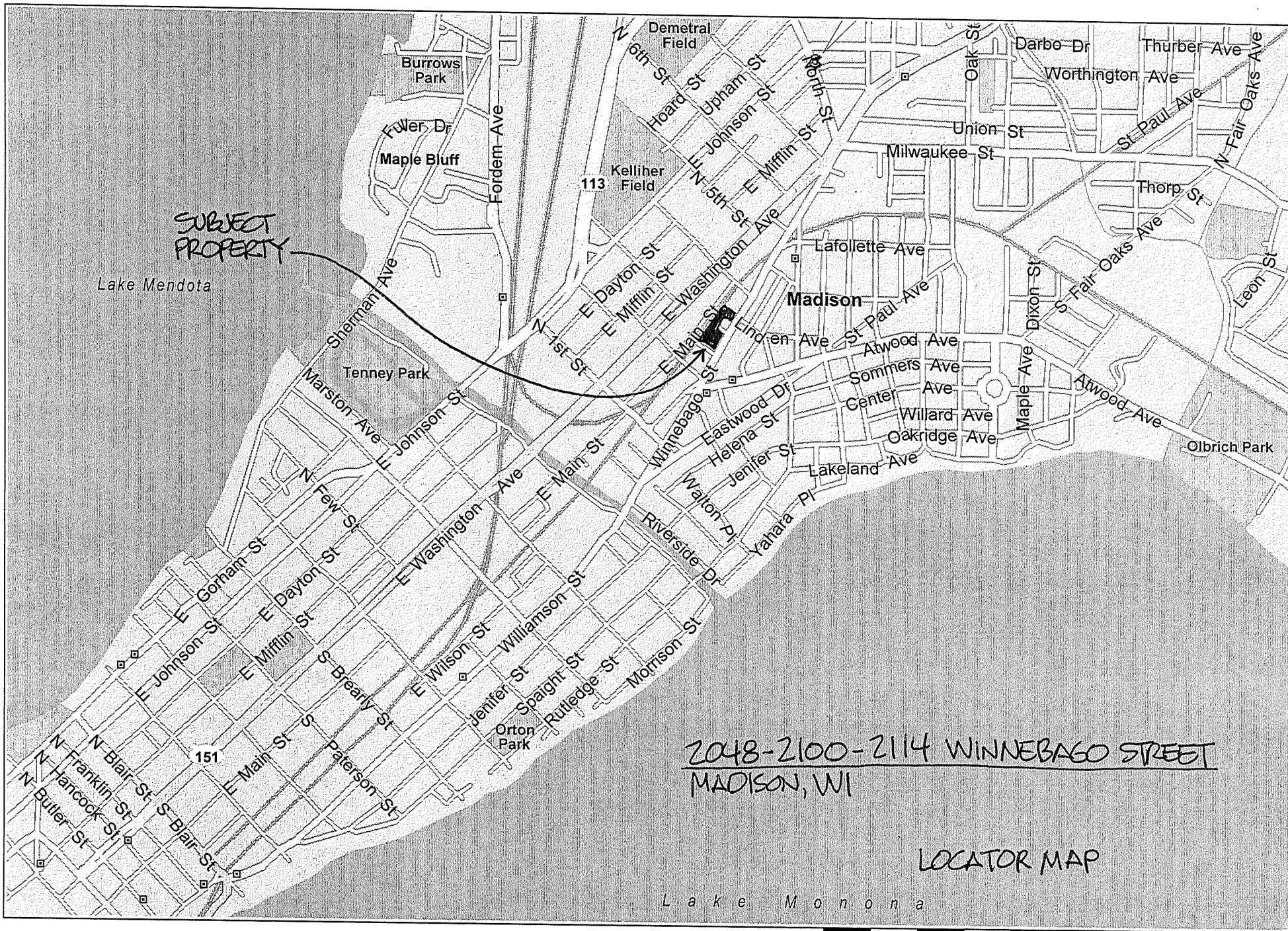
Thank you for your time, your service and your consideration.

Respectfully,

A handwritten signature in black ink, appearing to read "Brad Hinkfuss", written in a cursive style.

Brad Hinkfuss
President, SASY, Inc.

Cc: Alder Marsha Rummel, Matt Tucker, Chris Wells, SASY Board, John Young, Adam Chern



SUBJECT PROPERTY

Lake Mendota

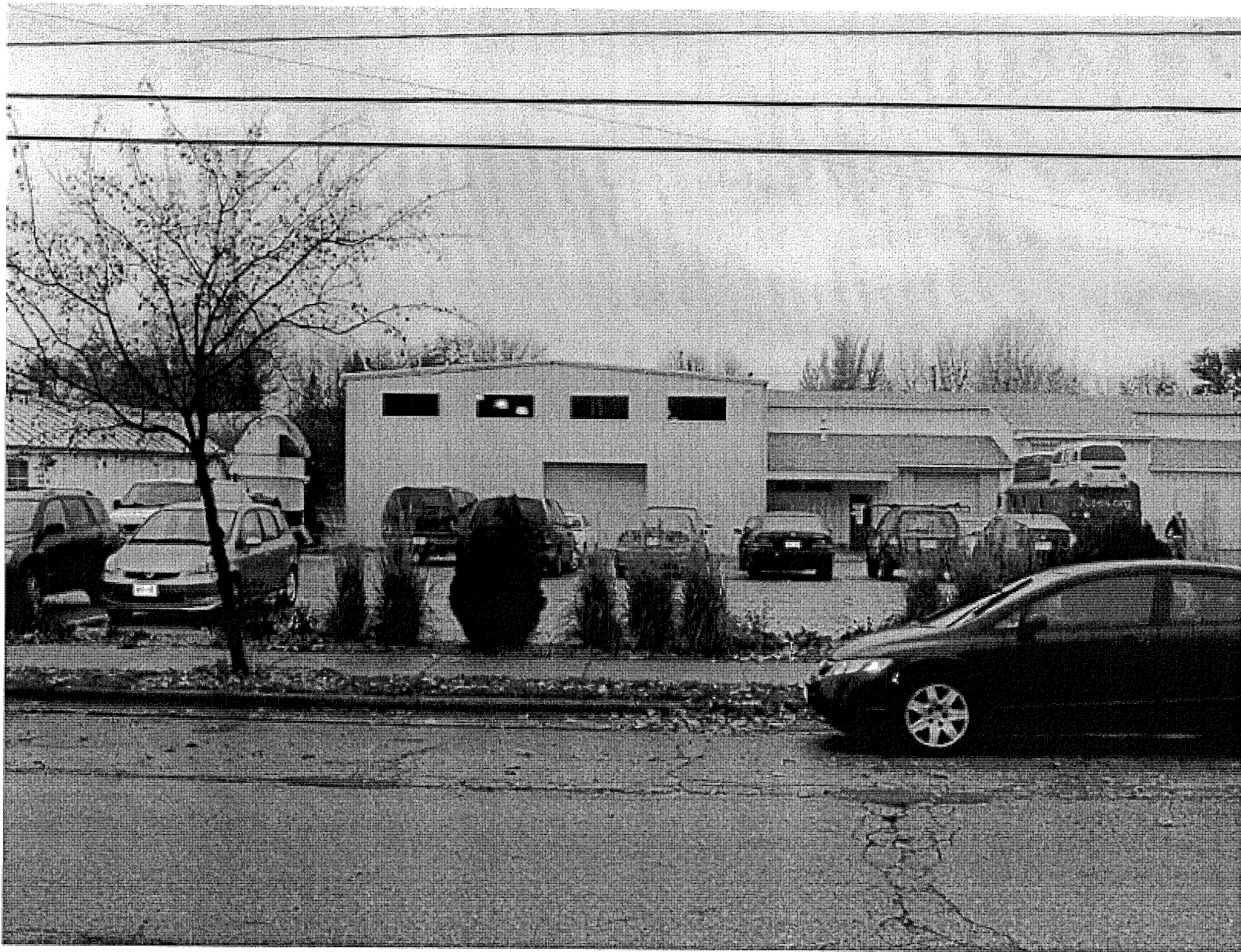
2048-2100-2114 WINNEBAGO STREET
MADISON, WI

LOCATOR MAP

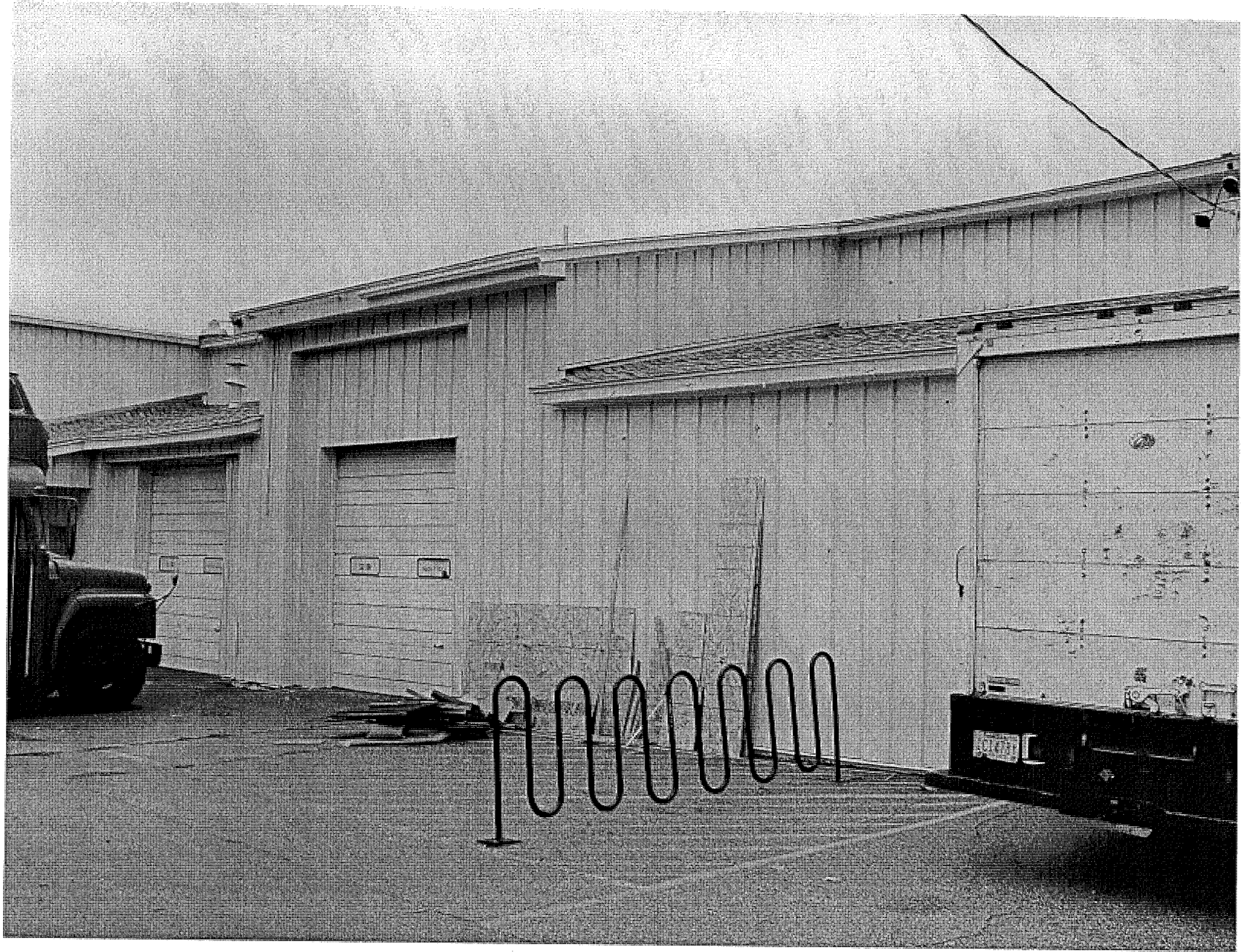
L a k e M o n o n a

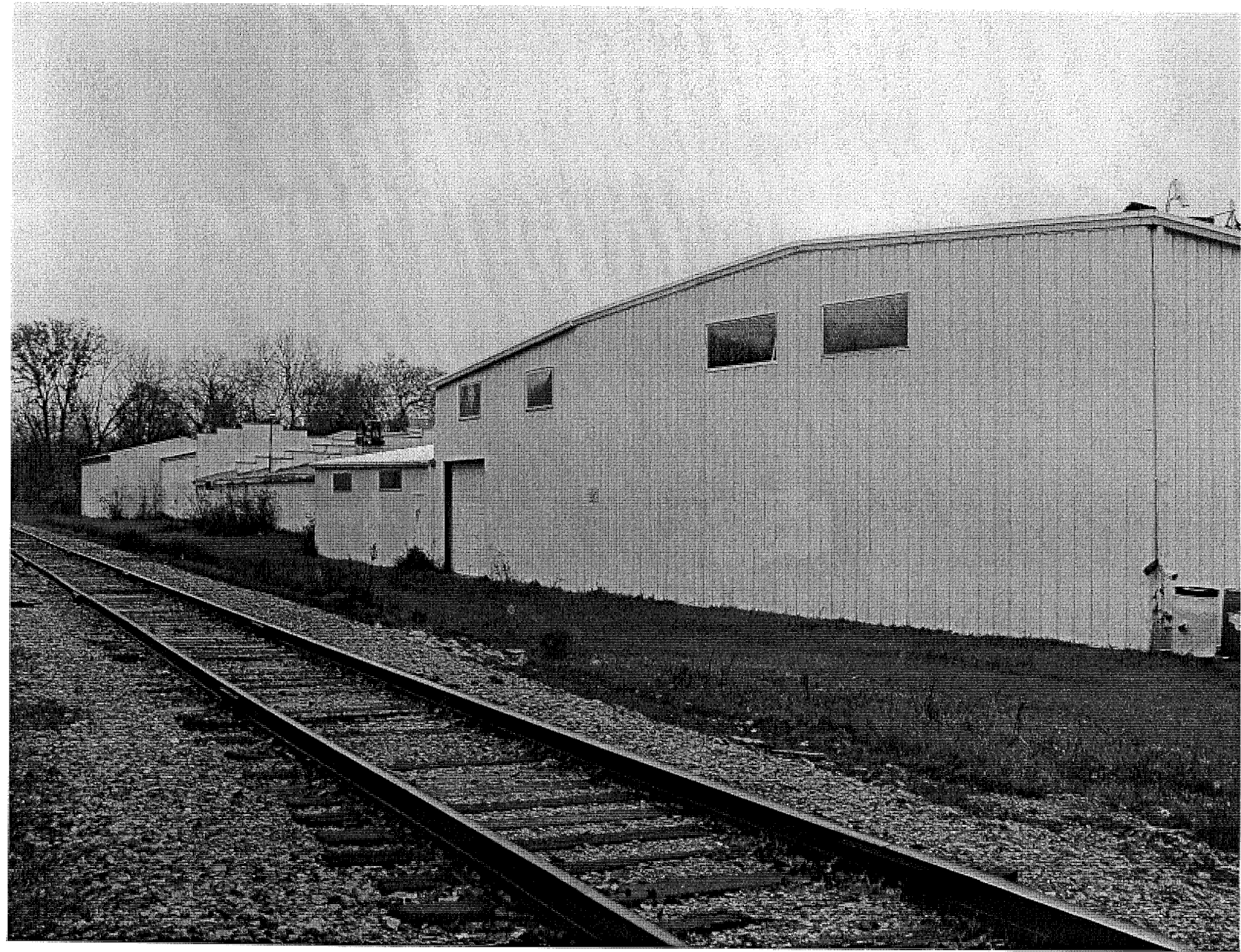




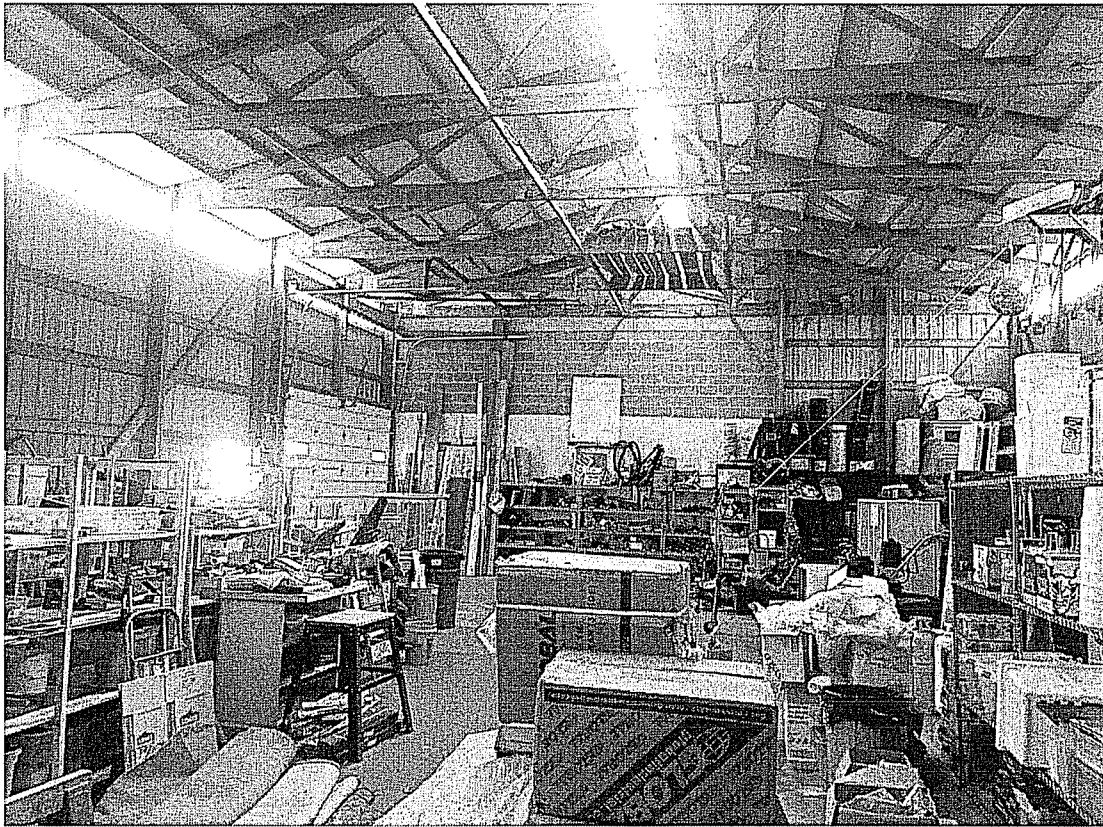








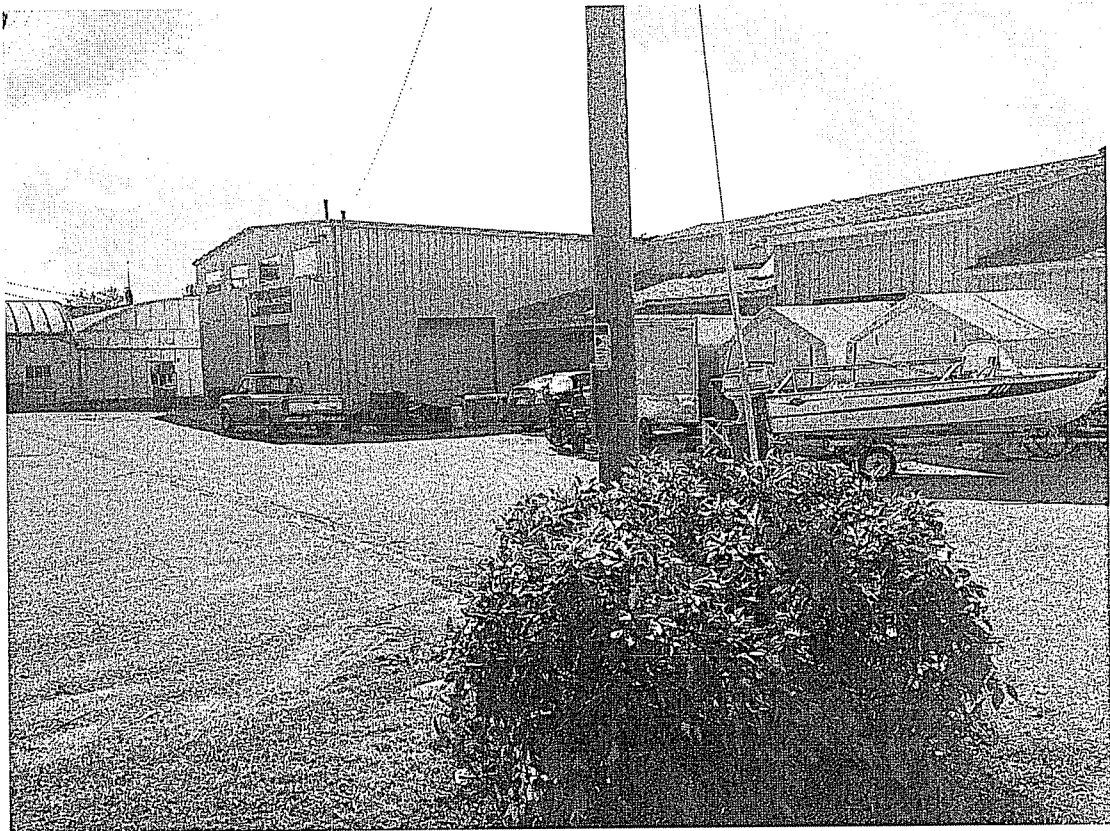




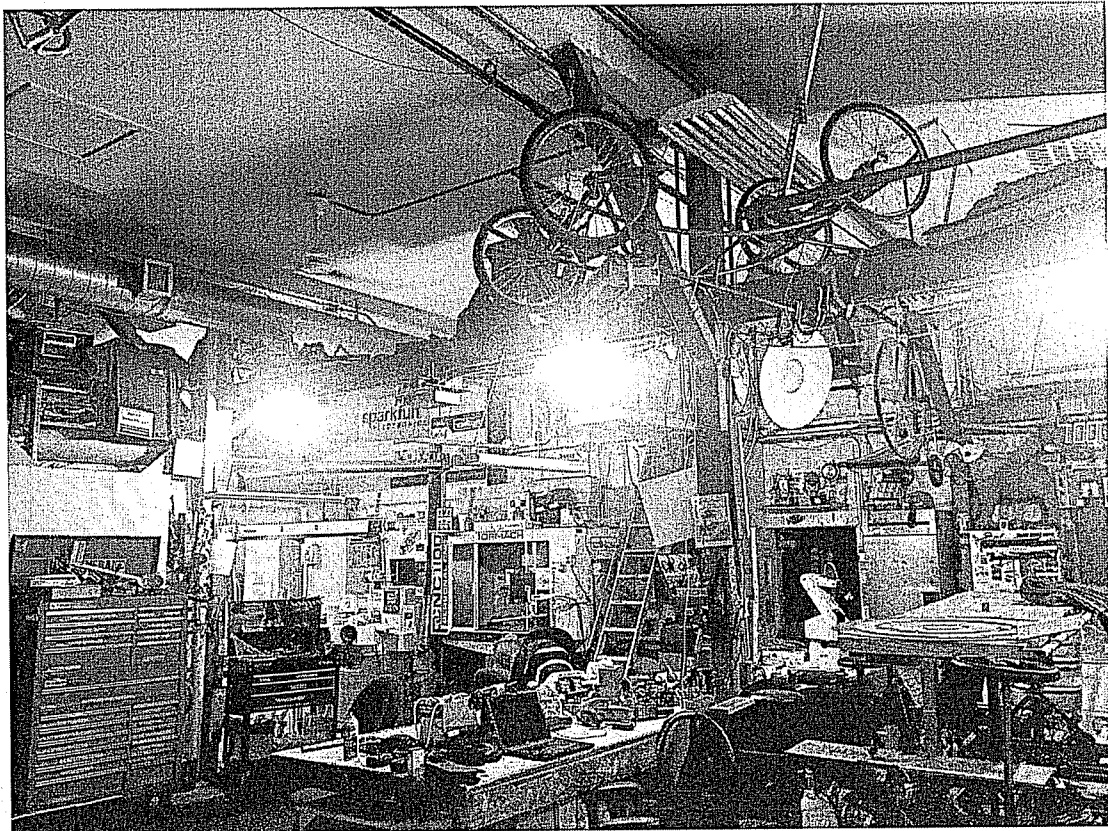
2100 E. Warehouse



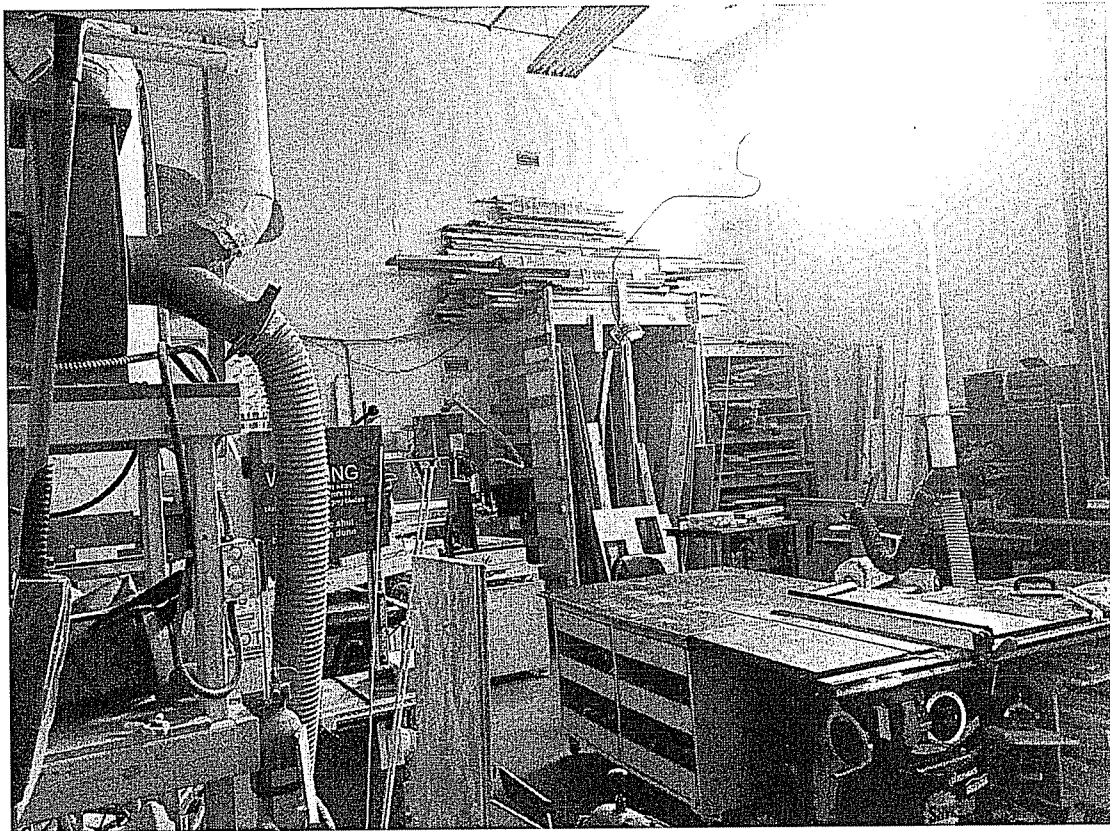
2100 Looking W. From E. Corner



2100 From Linden Ct. Looking W



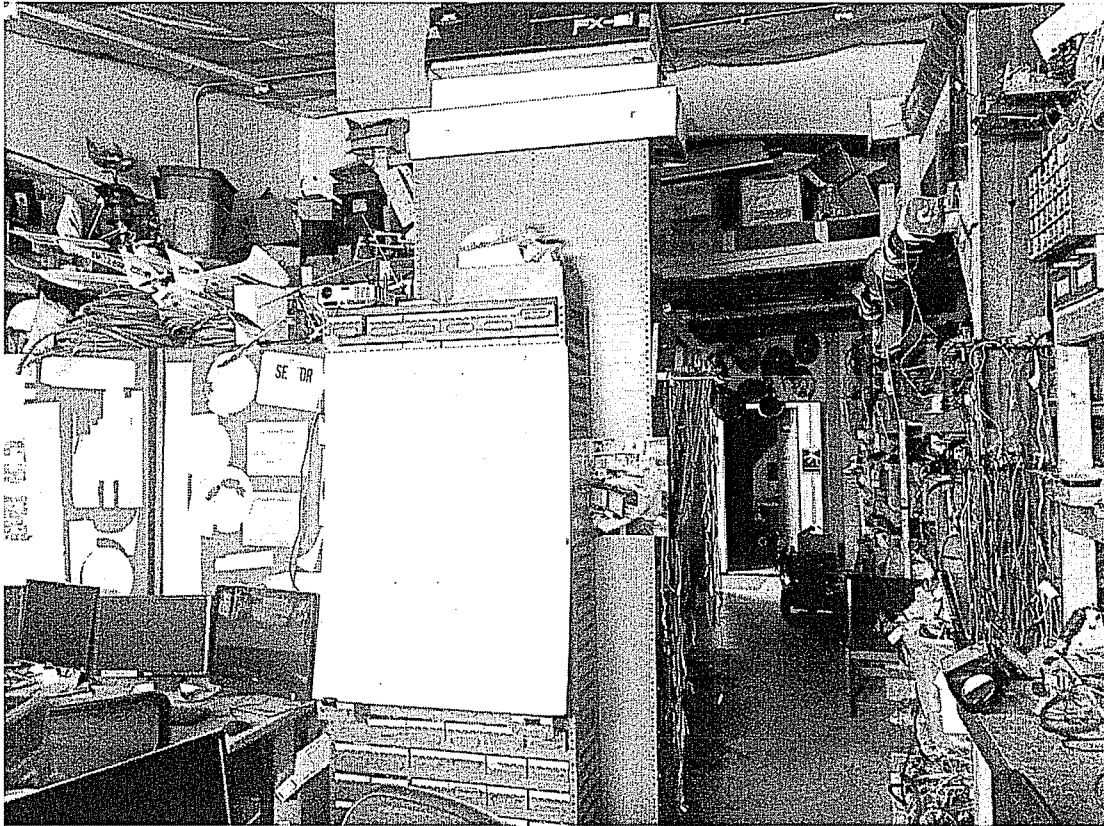
2100 Sector67 Main Workshop



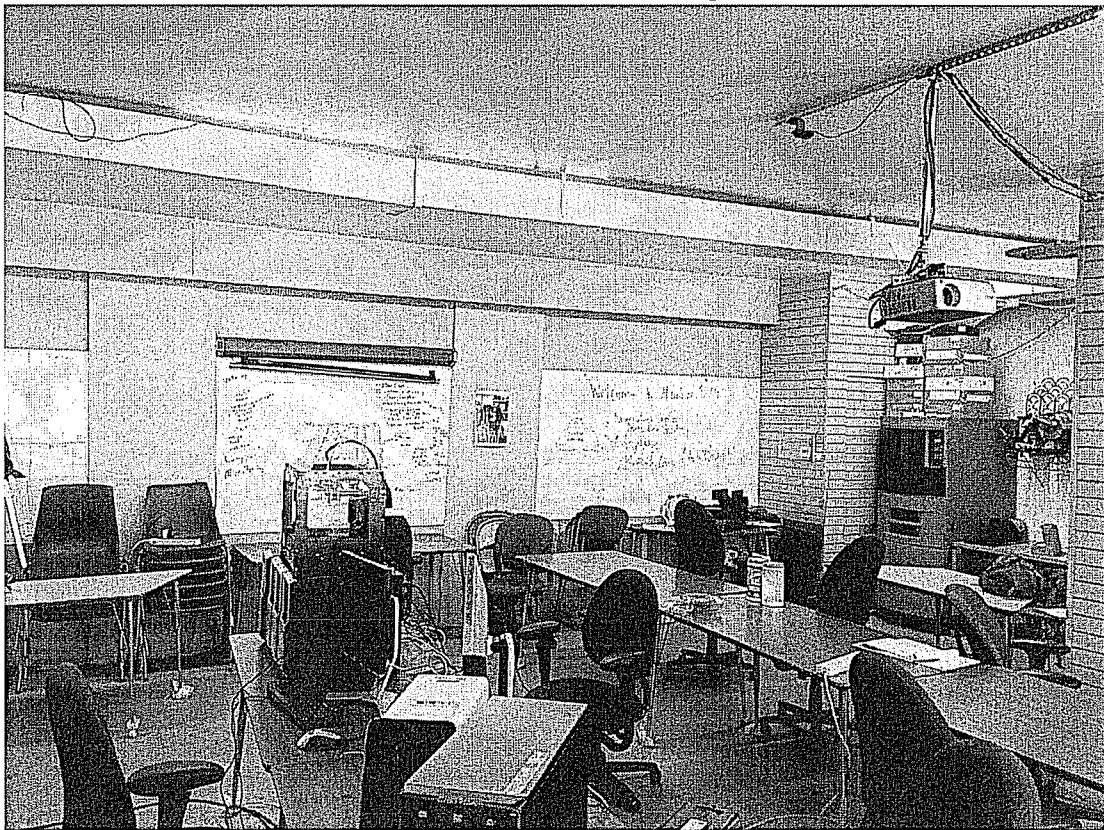
2100 Sector67 Woodshop



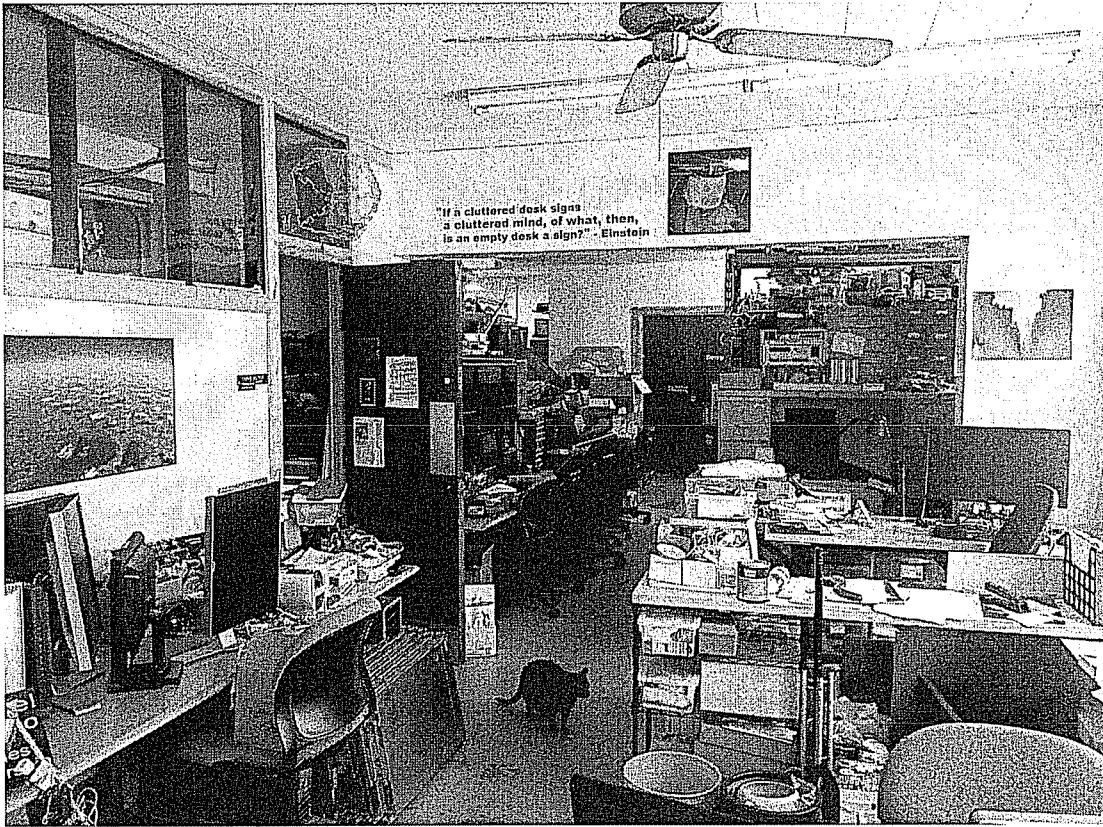
2100 Sector67 Sewing/3D Printing



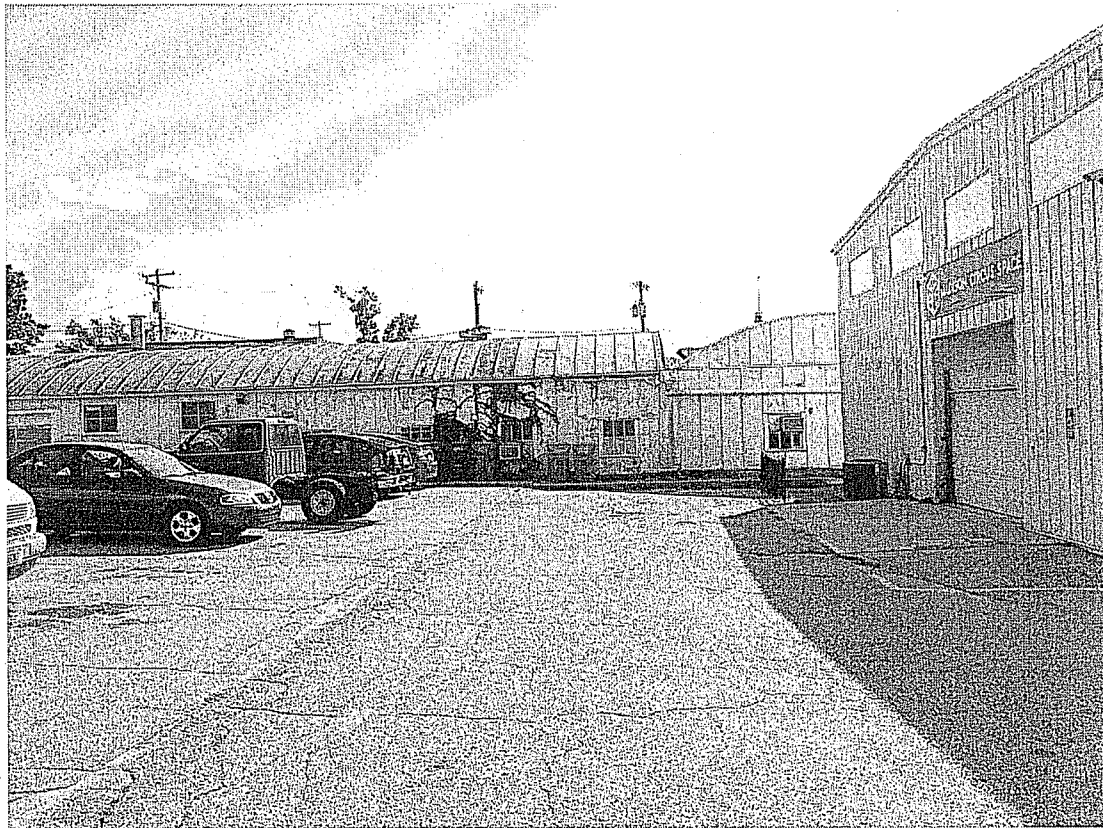
2100 Sector67 Storage



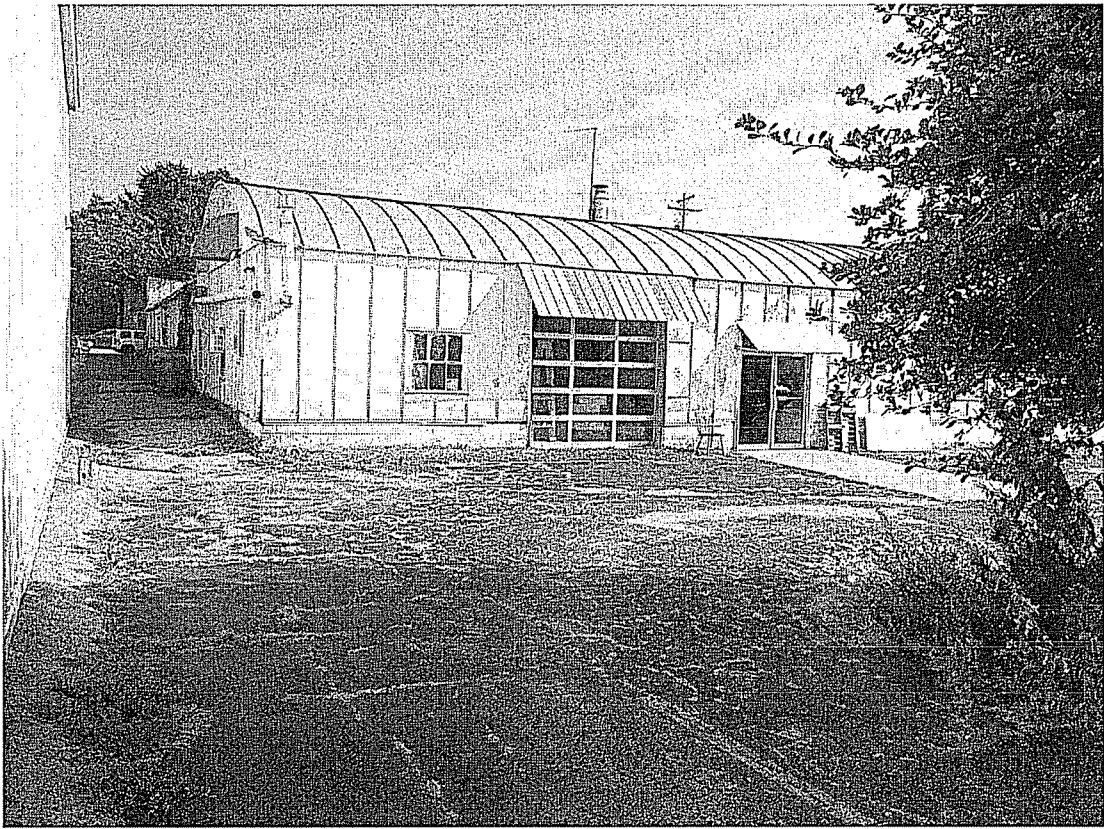
2100 Sector67 Meeting Space



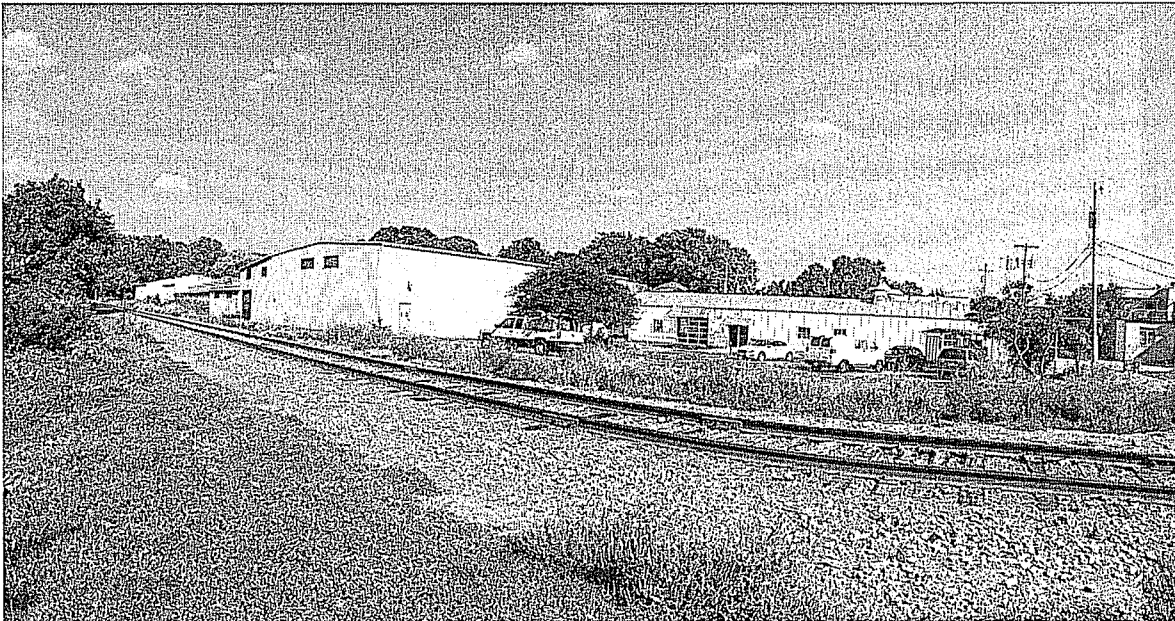
2100 Sector67 Incubator



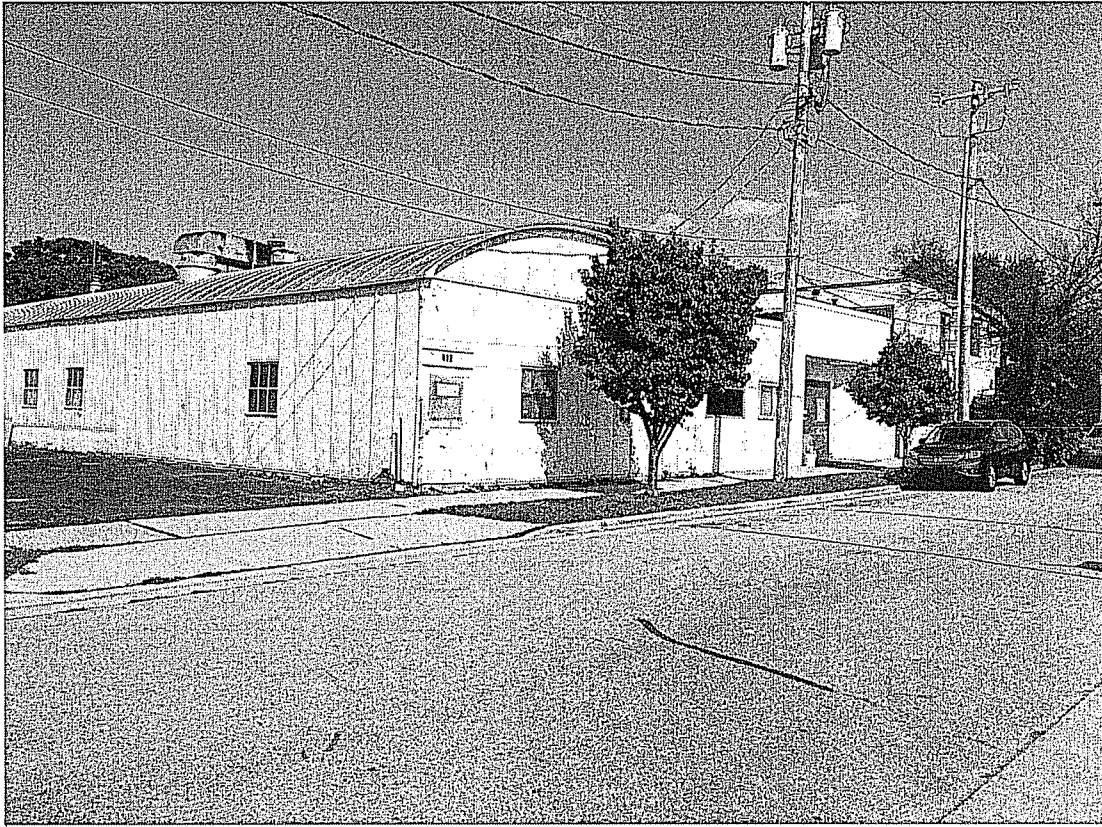
2048 NE Wall



2048 NW Wall



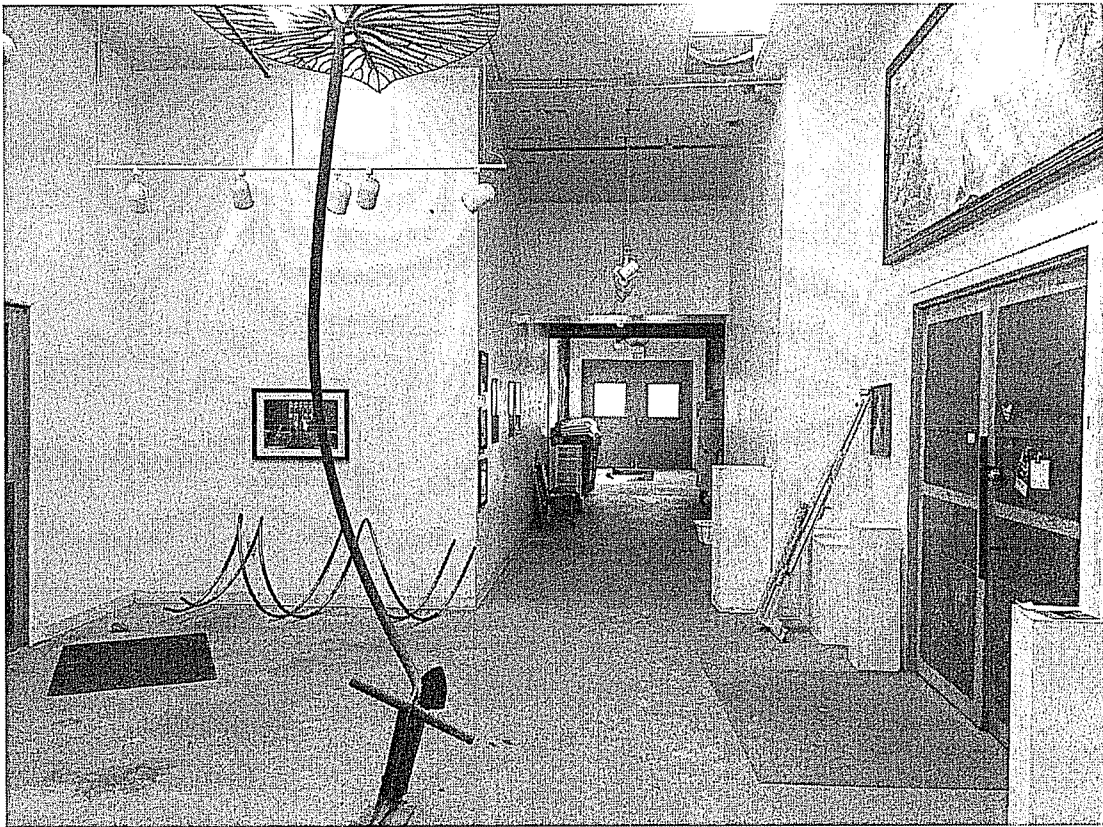
2048 & 2100 From Sutherland Ct. and RR



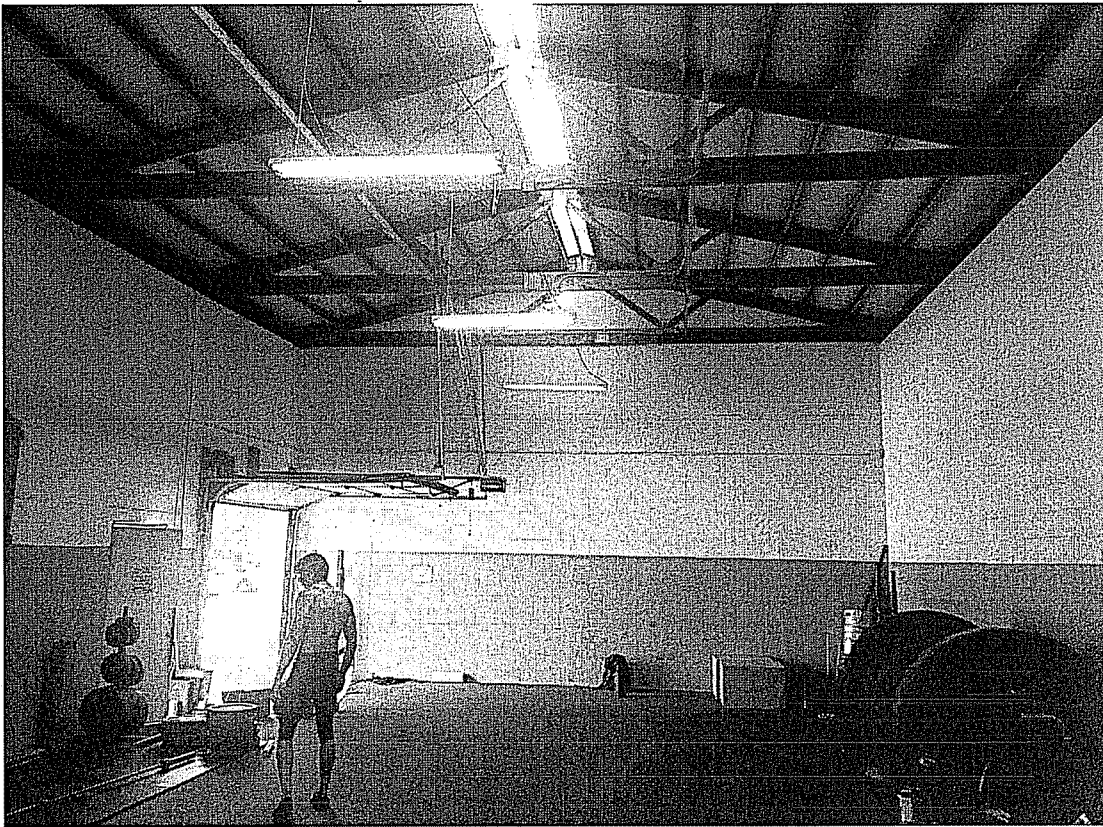
2048 W Corner



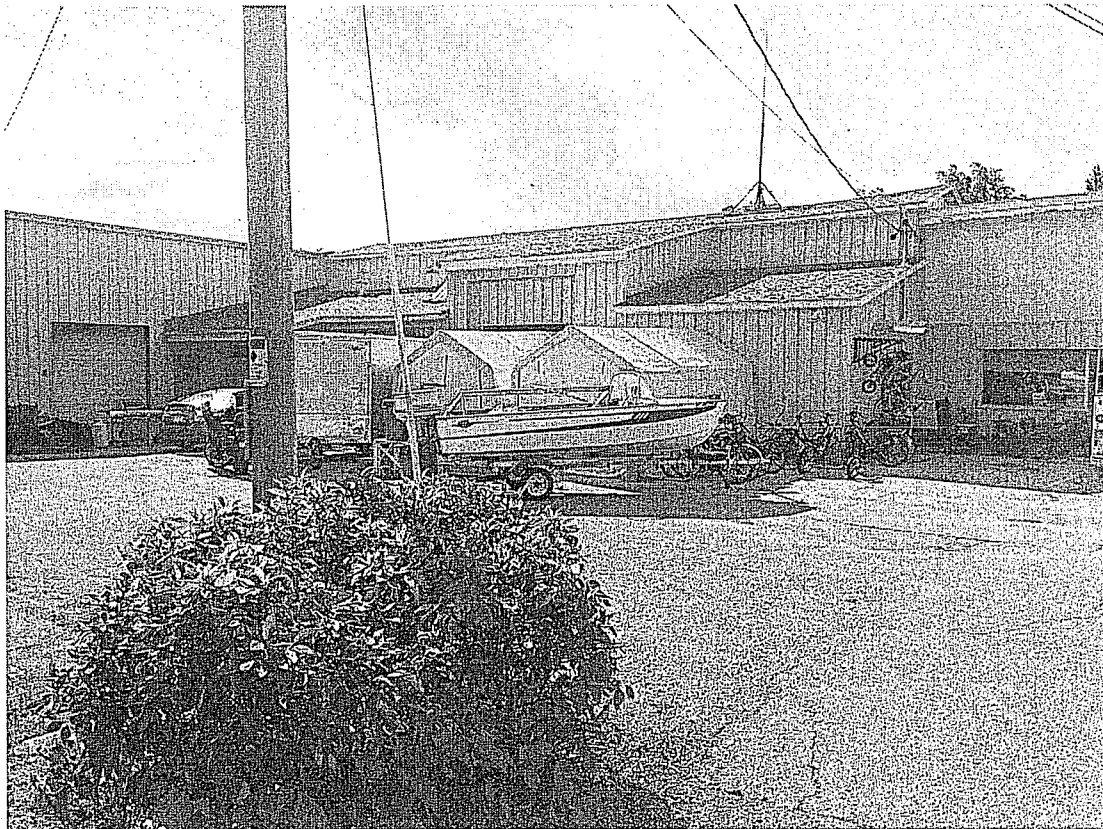
2048 Entry Hall



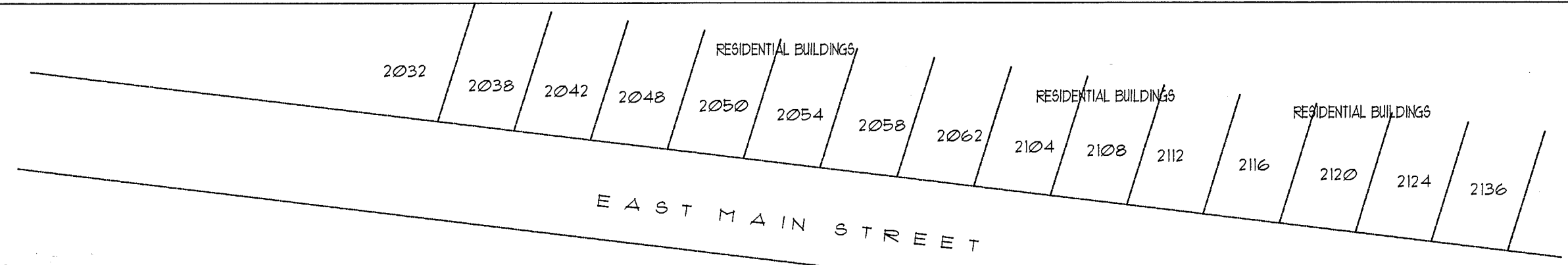
2048 Lobby Looking SW



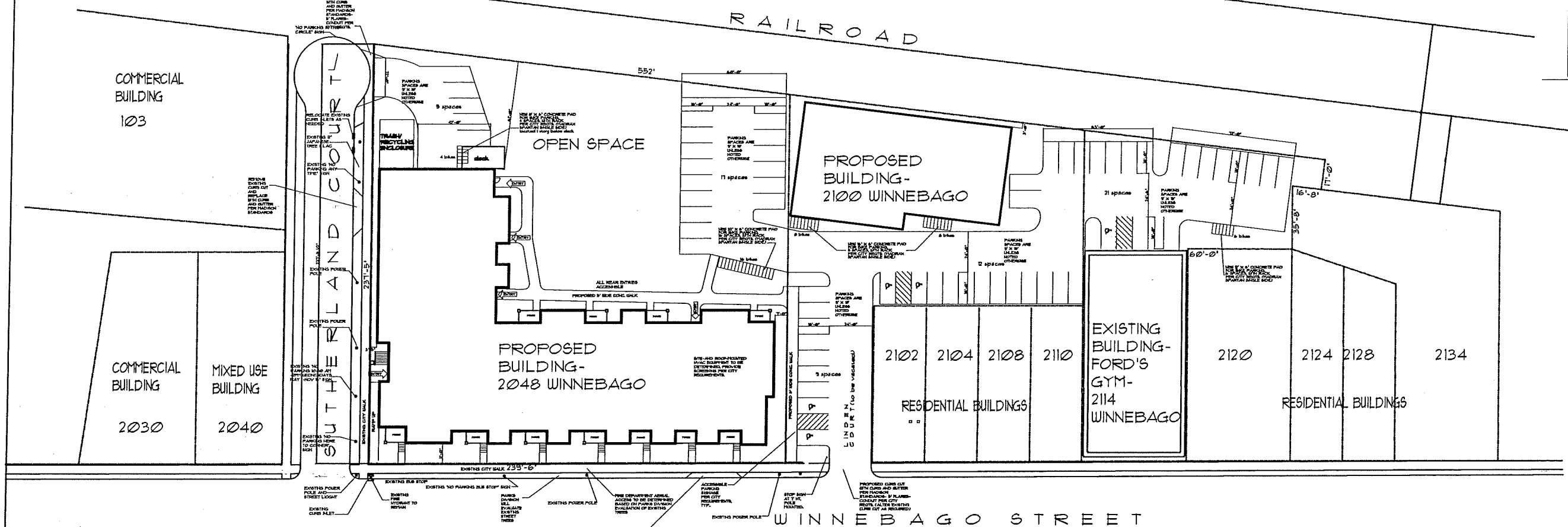
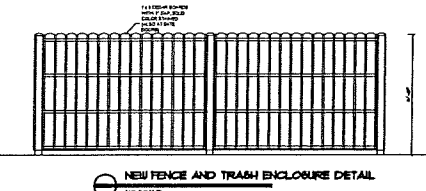
2100 Ford Warehouse



2100 From Linden Ct. Looking W



RAILROAD



SITE LIGHTING
 SITE LIGHTING PLAN MEETING CITY OF MADISON STANDARDS WILL BE SUBMITTED.

CAR PARKING
 SURFACE SPACES SIXTY-FOUR (64)
 GARAGE SPACES FIFTY-THREE (53)
 PROVIDED ONE HUNDRED-SEVENTEEN (17) TOTAL

BICYCLE PARKING 18 STALLS REQUIRED (51 RES, 21 COMM)
 42 SURFACE STALLS PROVIDED
 41 COVERED STALLS PROVIDED

PROJECT TOTALS
 COHOUSING BUILDING
 45 RESIDENTIAL UNITS TOTAL
 3,850 SQ FT OF ARTIST SPACE

THREE-STORY WOOD FRAMED BUILDING WITH PARKING LEVEL BELOW GRADE

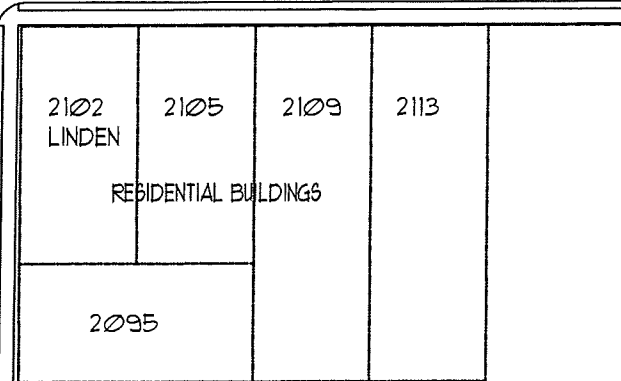
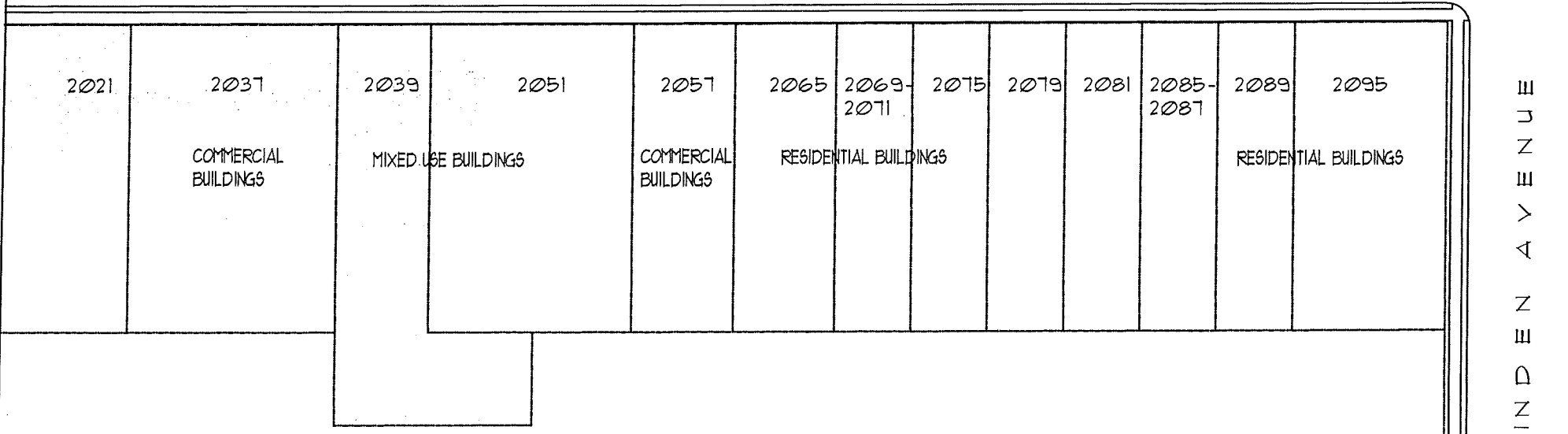
8426 SQ FT GROSS ENCLOSED AREA
 PARKING LEVEL 2171 SF
 FIRST FLOOR 2171 SF
 SECOND FLOOR 2033 SF
 THIRD FLOOR 2033 SF
 FOURTH FLOOR 2033 SF

12 ONE-BEDROOM UNITS
 13 TWO-BEDROOM UNITS
 14 THREE-BEDROOM UNITS

CIRCUS SPACE BUILDING
 10,320 SQUARE FEET TOTAL, TWO STORIES

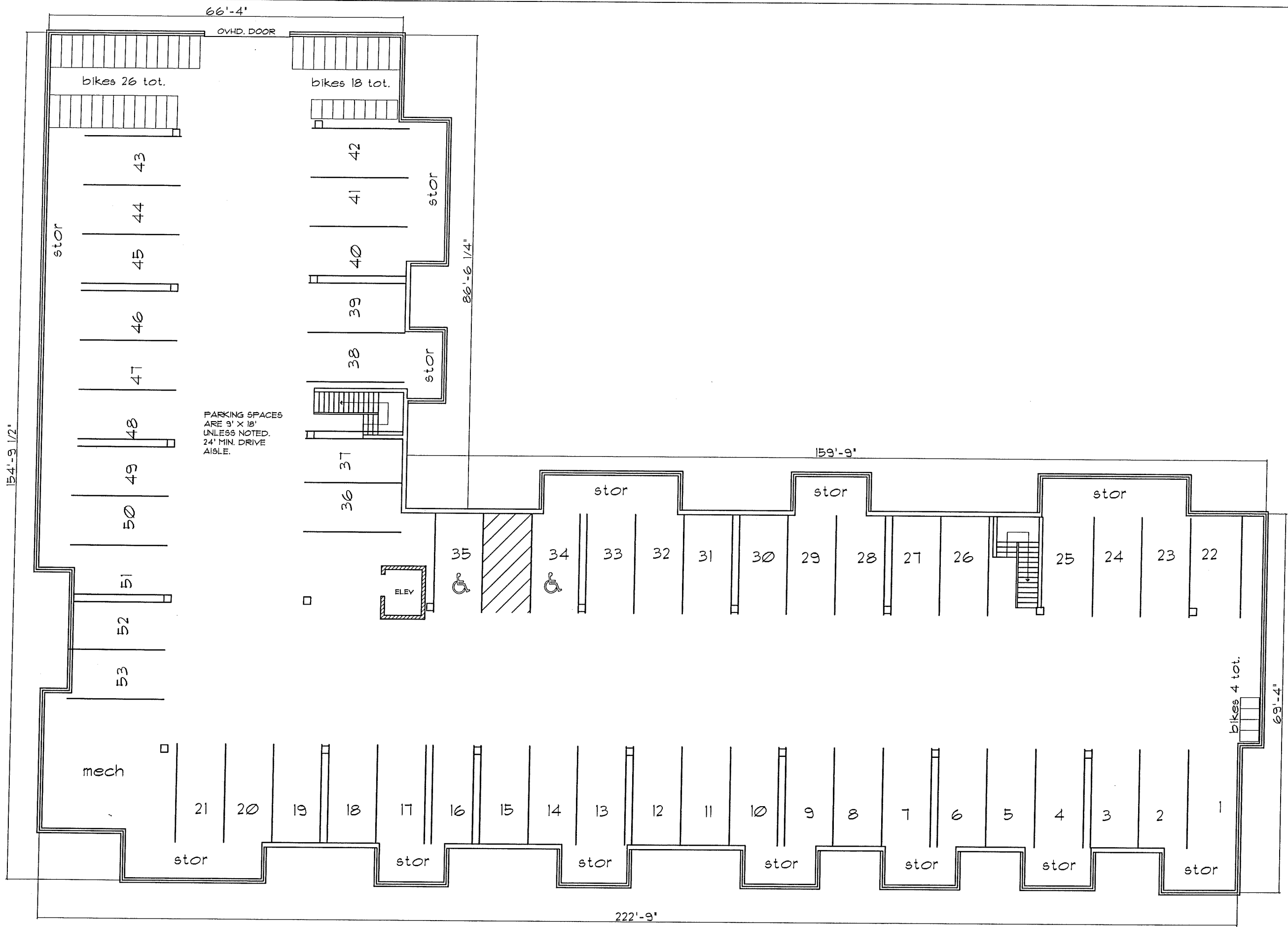
EXISTING ZONING
 TE (TO REMAIN) EXCEPT 214, WHICH IS CURRENTLY T68 AND WILL BE REZONED TO TE

LOT AREA ACTUAL 91031 SF
 LOT COVERAGE 88% MAX = 11381 SQ FT
 LOT COVERAGE ACTUAL 10,441 SQ FT = 11.4%
 USABLE OPEN SPACE TOTAL REQUIRED 70 X 45 = 3150 SQ FT
 TOTAL PROVIDED 6100 SQ FT NOT INCLUDING PORCHES 45 X 12 = 3240 SQ FT PORCHES



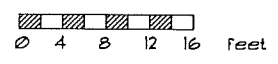
SITE PLAN

SCALE 0 20 40 60 80 100 FEET



PARKING SPACES ARE 9' X 18' UNLESS NOTED. 24' MIN. DRIVE AISLE.

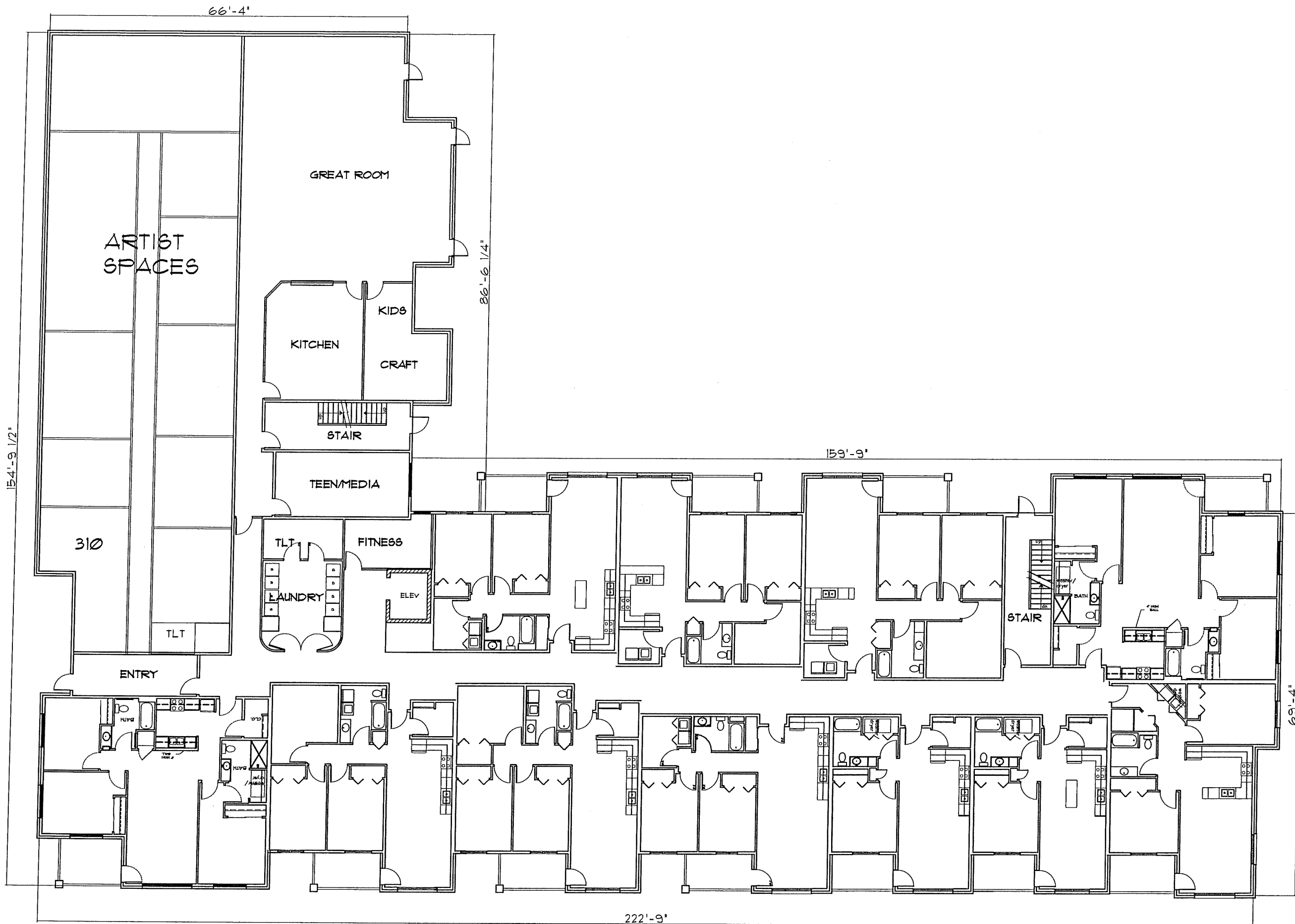
PARKING / BASEMENT PLAN



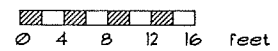
7/18/17 WINNEBAGO ARTS AND COHOUSING
2048-2100-2114 WINNEBAGO STREET
MADISON, WISCONSIN

glueck architects
116 North Few Street, Madison, WI 53703 (608)251-2551

1421
2



FIRST FLOOR PLAN



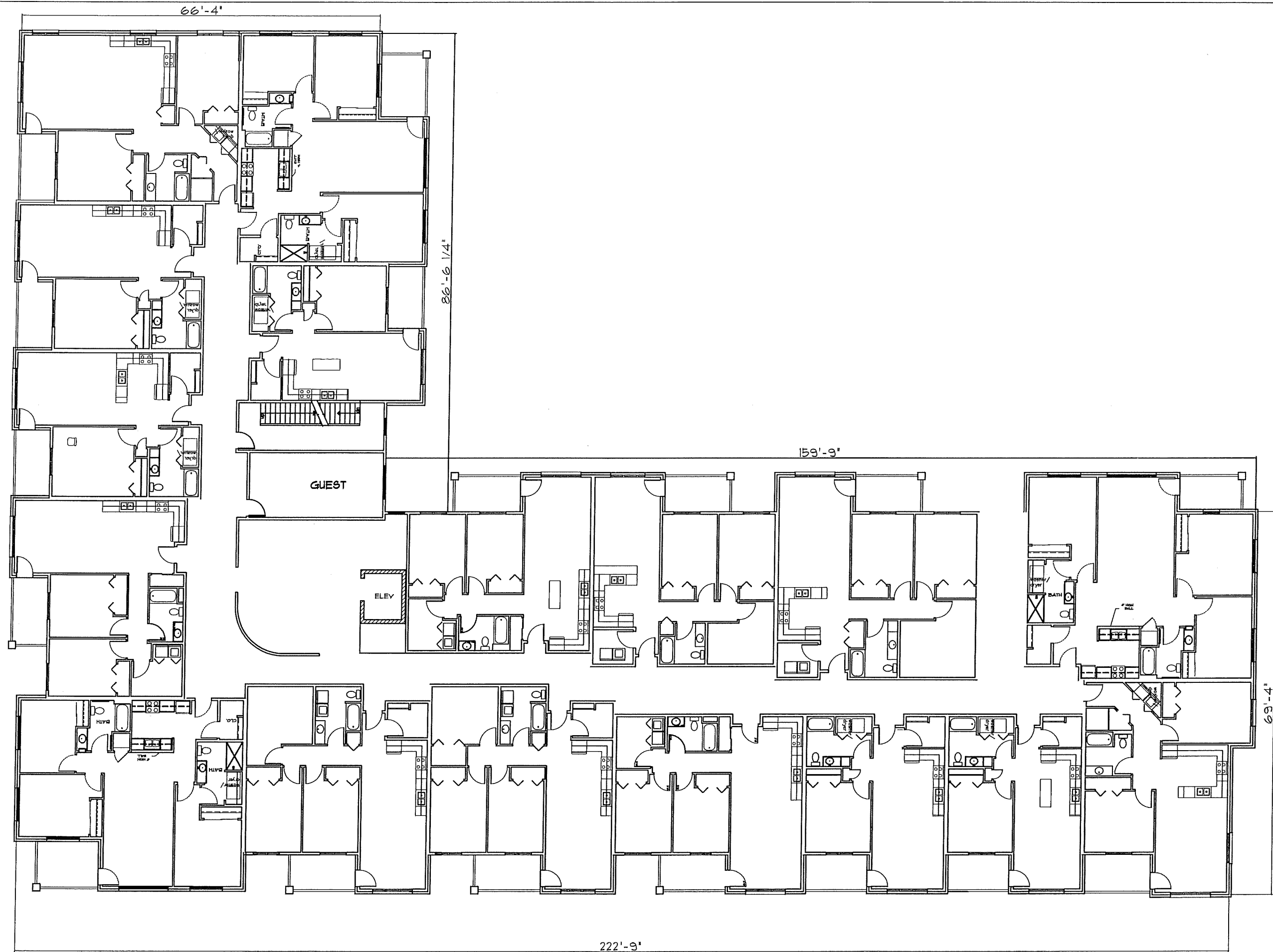
7/18/17

WINNEBAGO ARTS AND COHOUSING
 2048-2100-2114 WINNEBAGO STREET
 MADISON, WISCONSIN

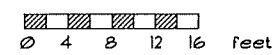
glueck architects
 116 North Few Street, Madison, WI 53703 (608)251-2551

1421

3



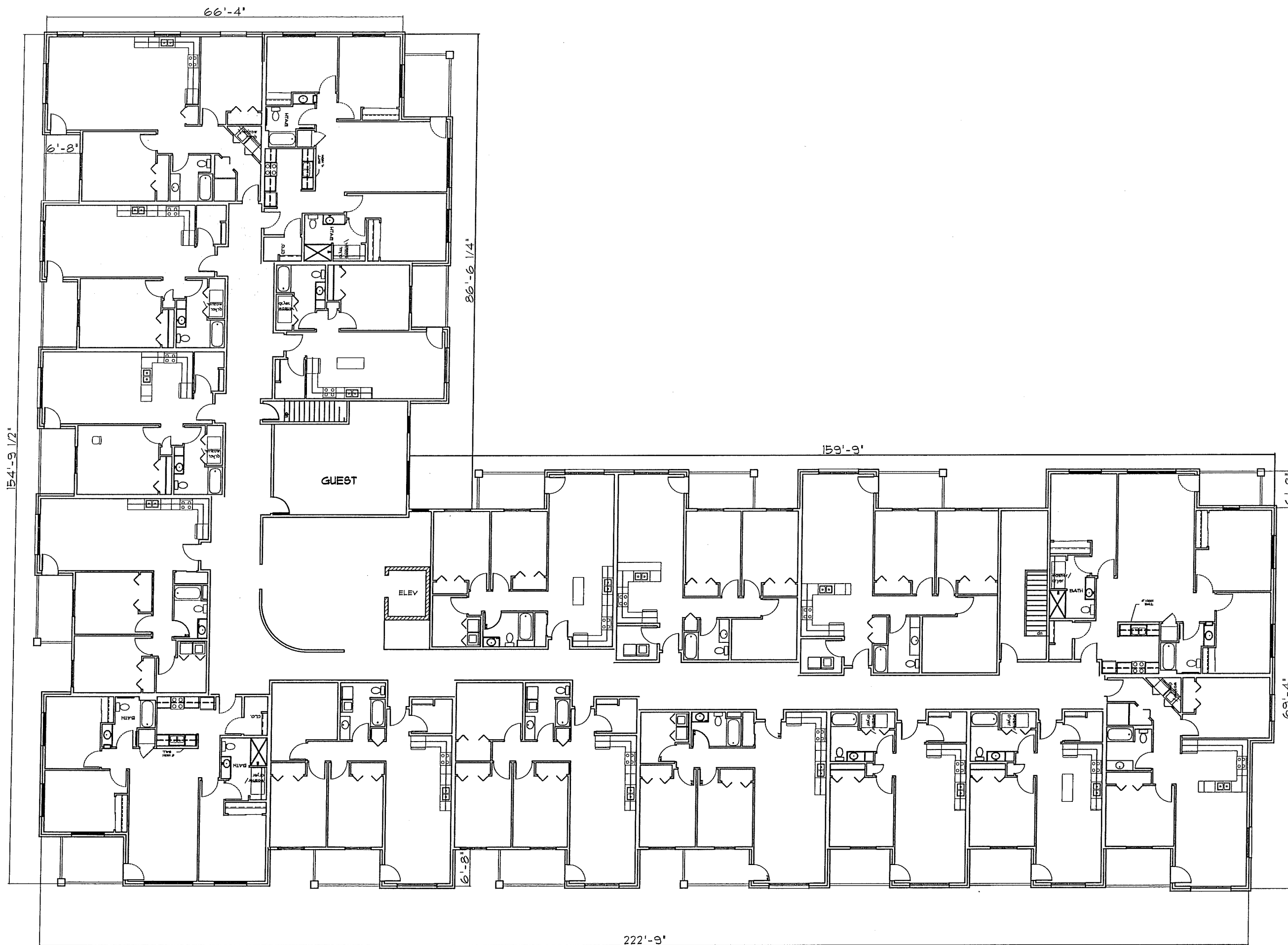
SECOND FLOOR PLAN



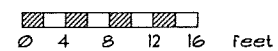
7/18/17 WINNEBAGO ARTS AND COHOUSING
 2048-2100-2114 WINNEBAGO STREET
 MADISON, WISCONSIN

glueck architects
 116 North Few Street, Madison, WI 53703 (608)251-2551

1421
 4



THIRD FLOOR PLAN



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 MADISON, WISCONSIN

glueck architects
 116 North Few Street, Madison, WI 53703 (608)251-2551

1421
 5



REAR ELEVATION

0 4 8 12 16 feet



LINDEN COURT ELEVATION

0 4 8 12 16 feet



WINNEBAGO STREET ELEVATION

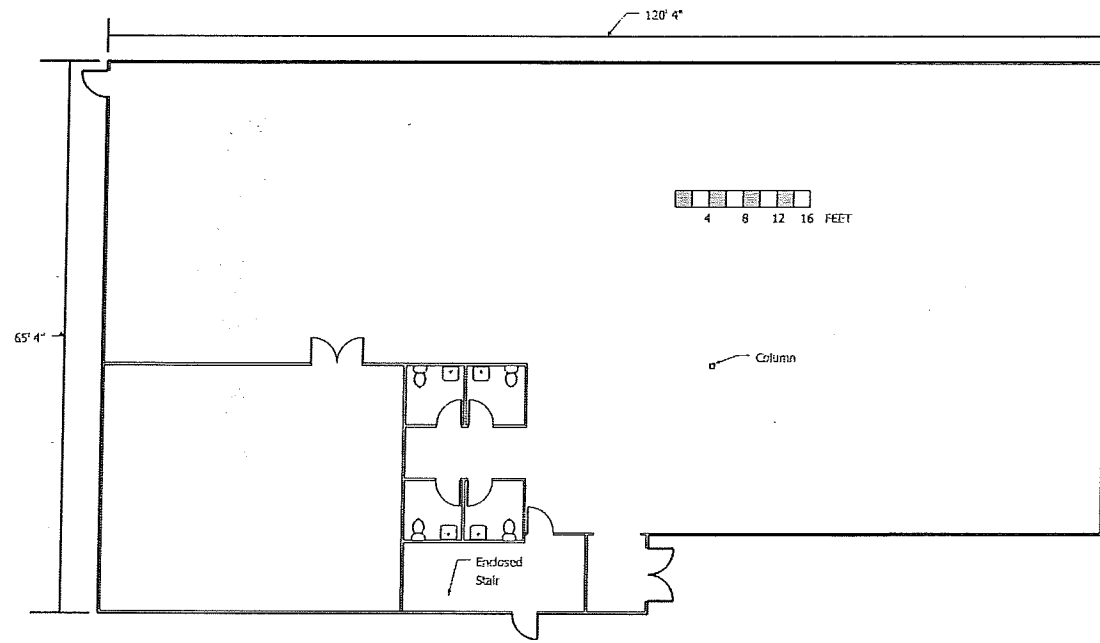
0 4 8 12 16 feet



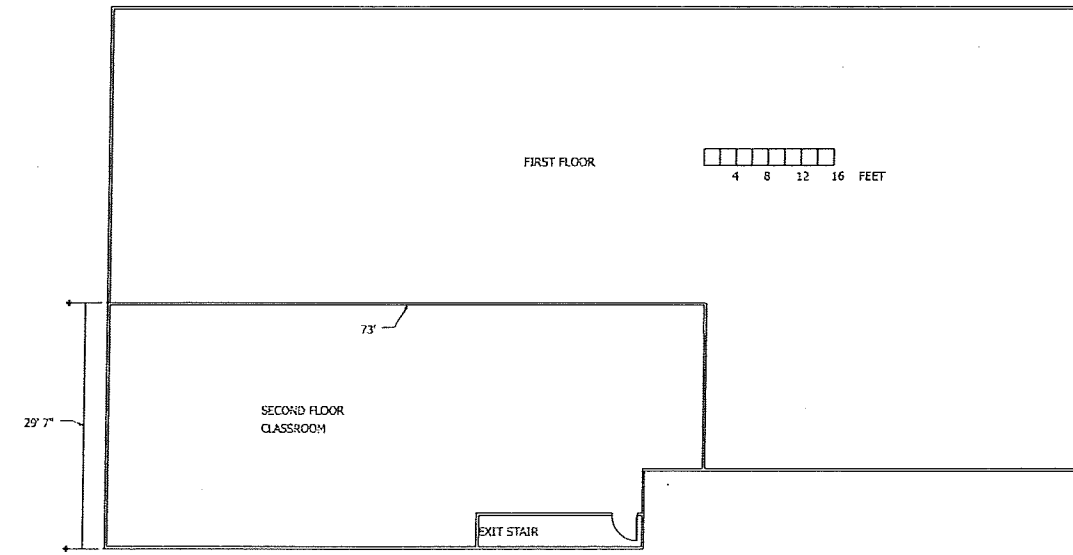
SUTHERLAND COURT ELEVATION

0 4 8 12 16 feet

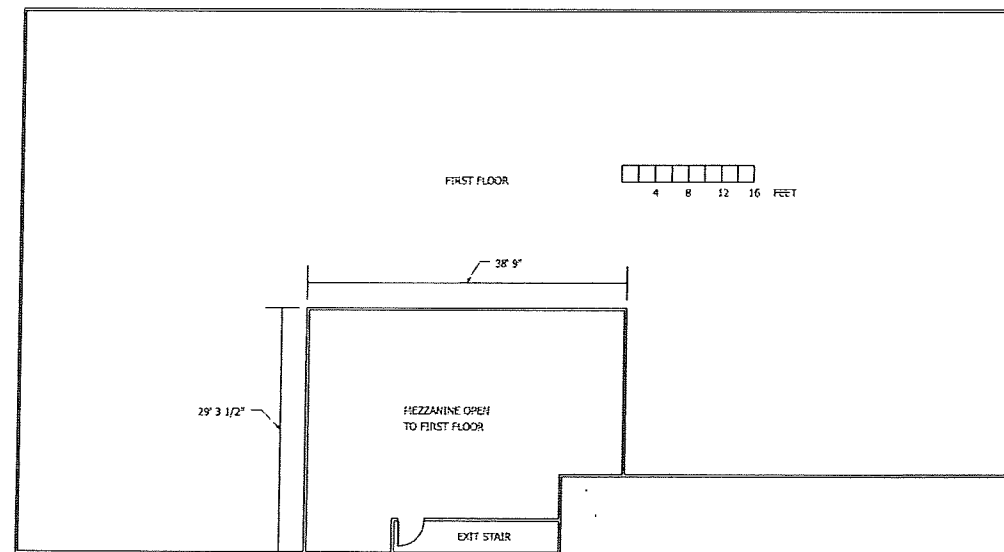




FIRST FLOOR PLAN

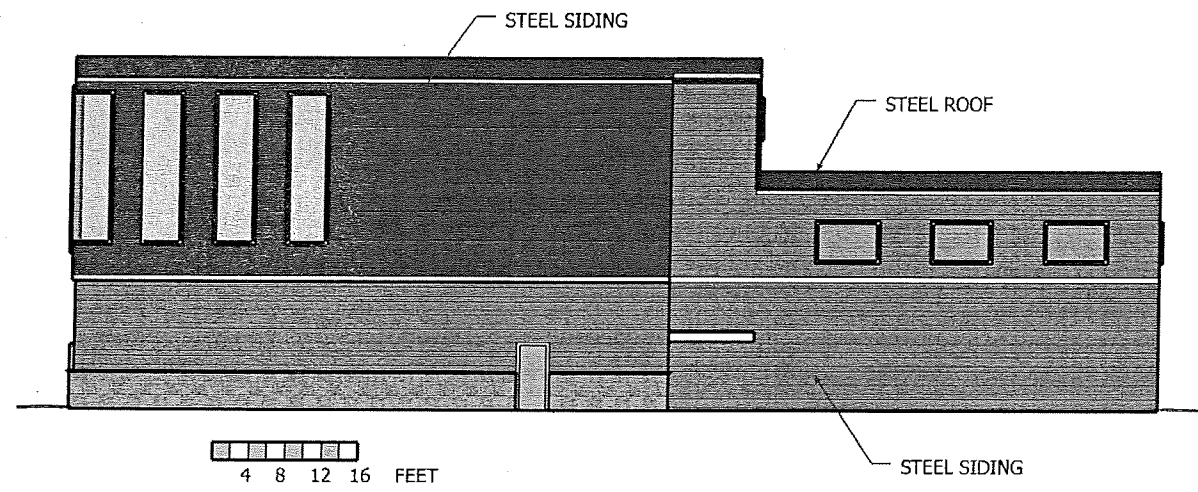


SECOND FLOOR PLAN

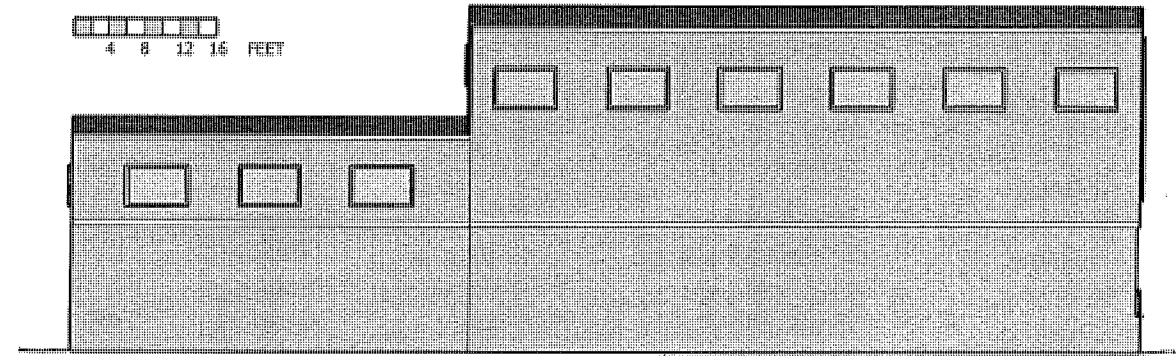


MEZZANINE PLAN

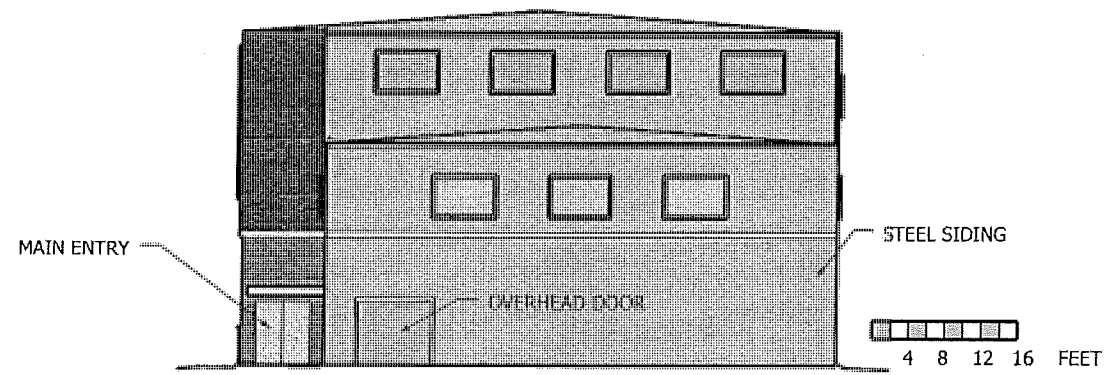
MADISON CIRCUS SPACE BUILDING



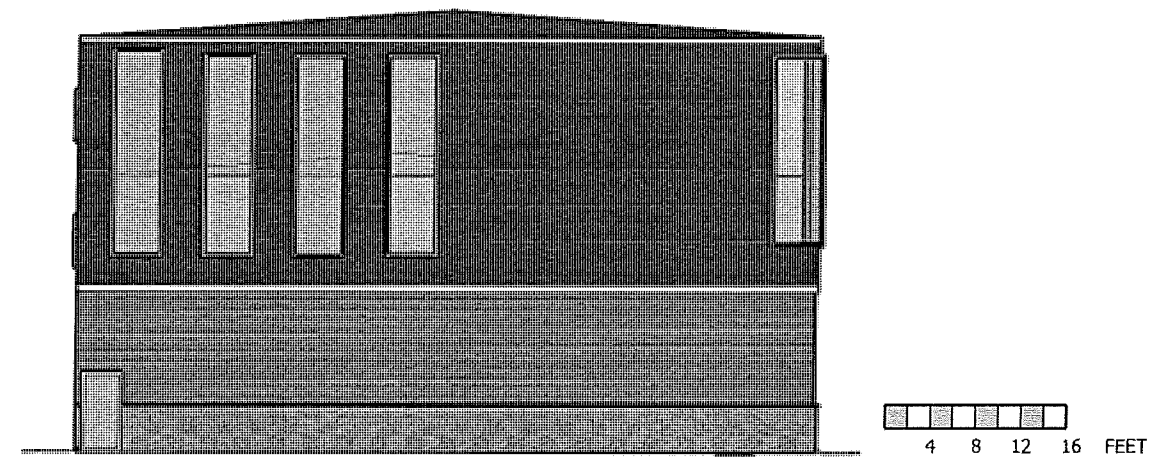
WINNEBAGO (FRONT) ELEVATION



REAR ELEVATION

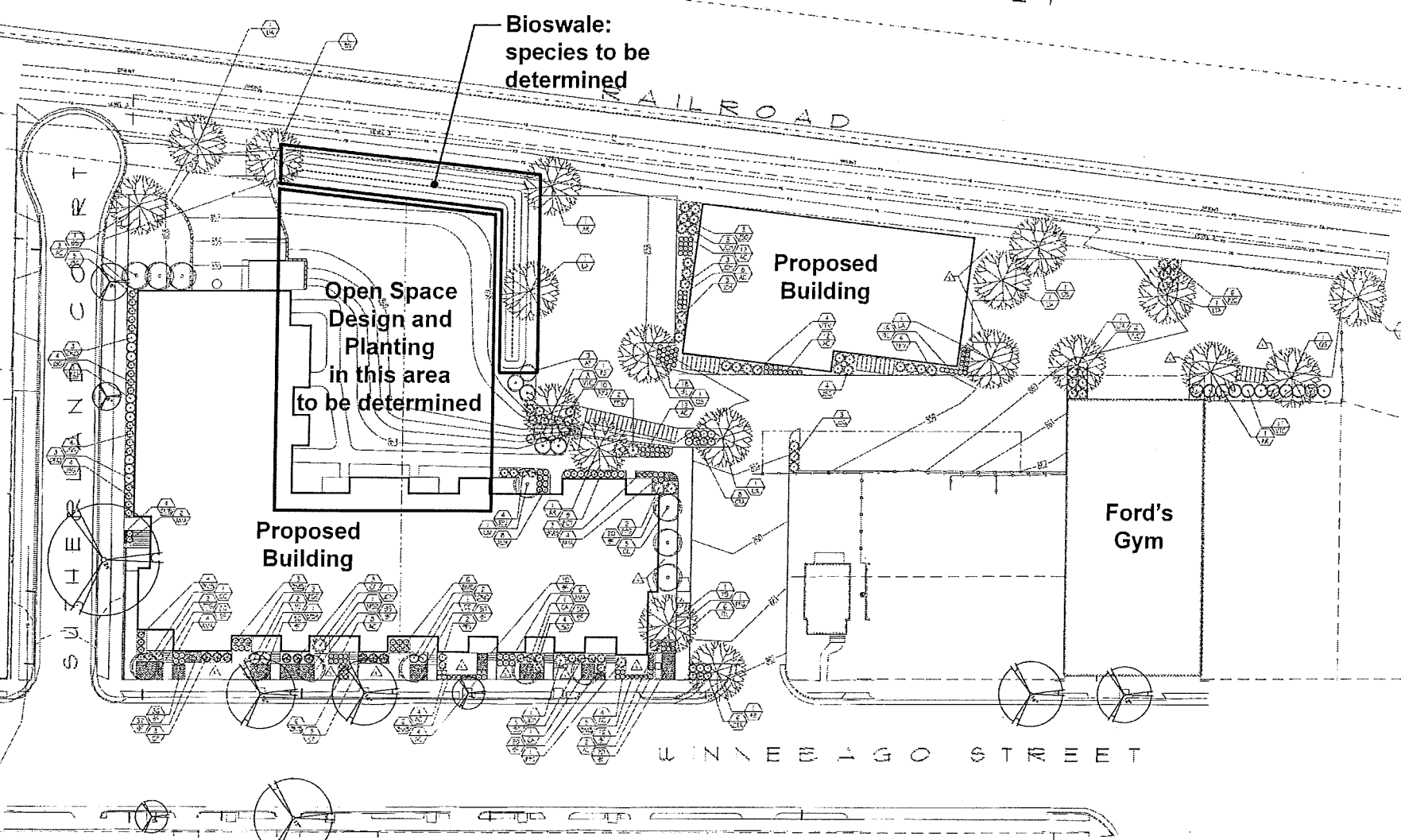
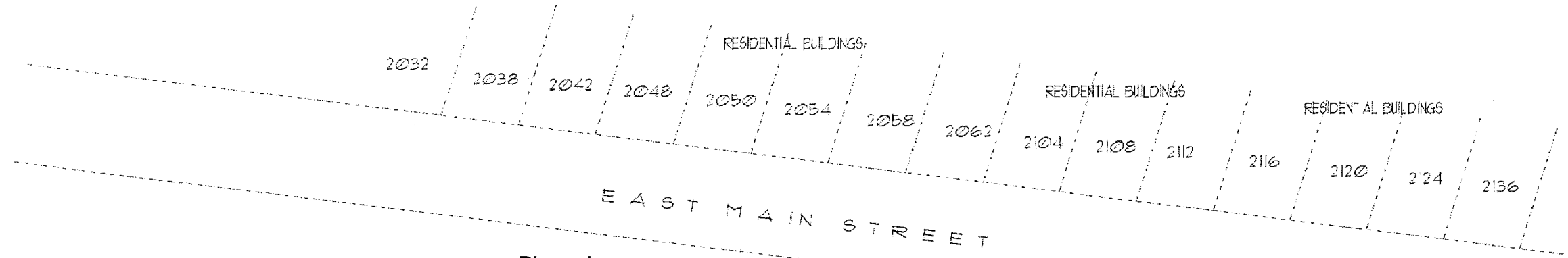


RIGHT ELEVATION



LEFT ELEVATION

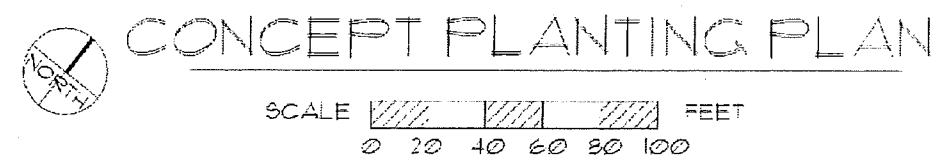
MADISON CIRCUS SPACE BUILDING



PLANTING SCHEDULE

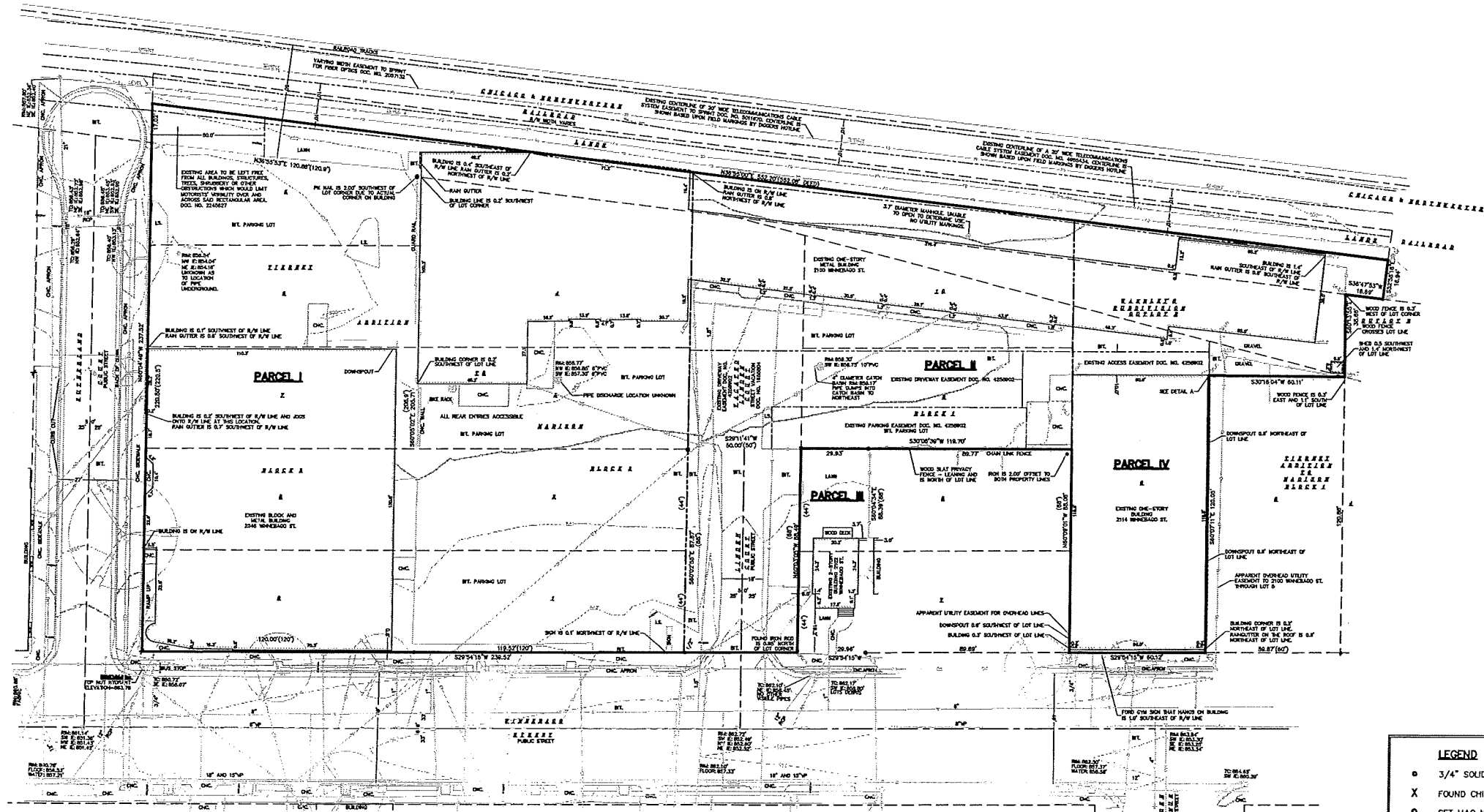
Key	Botanical Name	Common Name	Qty	Planting Size	Root	Spacing	Comments
Major Deciduous Trees							
AR	Acer rubrum 'Red Sunset'	Red Sunset Maple	4	2 1/2" - 3" CAL	B&B	As shown	Straight leader
BN	Betula nigra	River Birch	1	10' HT	B&B	As shown	Multi-trunk
FS	Fagus sylvatica	European Beech	2	2 1/2" - 3" CAL	B&B	As shown	Straight leader
LTA	Liriodendron tulipifera 'Arnold'	Arnold Columnar Tulip Tree	3	2 1/2" - 3" CAL	B&B	As shown	Straight leader
QS	Quercus x schuetsd	Swamp White Oak	4	2 1/2" - 3" CAL	B&B	As shown	Straight leader
UA	Ulmus x 'Accolade'	Accolade Elm	5	2 1/2" - 3" CAL	B&B	As shown	Straight leader
Minor Trees							
AC	Amelanchier canadensis	Downy Serviceberry	3	7' HT	B&B	As shown	Full plants, multi-trunk
CC	Cercis canadensis	Eastern Redbud	2	7' HT	B&B	As shown	Full plants, multi-trunk
CA	Cornus alternifolia 'Golden Shadows'	Golden Shadows Pagoda Dogwood	2	7' HT	B&B	As shown	Full plants
CK	Cornus kousa 'Satomi'	Satomi Kousa Dogwood	3	7' HT	B&B	As shown	Full plants
CM	Cornus mas 'Variegata'	Variegated Corneliancherry Dogwood	1	7' HT	B&B	As shown	Full plants
MSR	Magnolia stellata 'Royal Star'	Royal Star Magnolia	2	6' HT	B&B	As shown	Full plants, multi-trunk
Evergreen Trees							
JCH	Juniperus chinensis 'Hetzii Columnar'	Columnar Hetz Juniper	11	6' HT	B&B	As shown	Full plants, straight leader
PPG	Picea pungens glauca 'Gebelle's Golden'	Golden Spring Colorado Spruce	8	4' HT	B&B	As shown	Full plants, straight leader
PPV	Pinus parviflora 'Venus'	Venus Japanese White Pine	8	4' HT	B&B	As shown	Full plants, straight leader

Key	Botanical Name	Common Name	Qty	Planting Size	Root	Spacing	Comments
Deciduous Shrubs							
AP	Aesculus parviflora	Bottlebrush Buckeye	3	30" HT	B&B	As shown	Full plants
AC	Amorpha canescens	Leadplant	66	18" HT	B&B	As shown	Full plants
AMA	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry	24	18" HT	B&B	As shown	Full plants
CF	Calycanthus floridus 'Athens'	Athens Carolina Allspice	9	18" HT	B&B	As shown	Full plants
CTA	Ceanothus americanus	New Jersey Tea	14	18" HT	B&B	As shown	Full plants
DKO	Diervilla 'Kodiak Orange'	Kodiak Orange Bush Honeysuckle	11	18" HT	B&B	As shown	Full plants
IVL	Itea virginica 'Little Henry'	Little Henry Sweetspire	40	18" HT	B&B	As shown	Full plants
POT	Physocarpus opulifolius 'Tiny Wine'	Tiny Wine Ninebark	12	18" HT	B&B	As shown	Full plants
VJ	Viburnum x juddii	Judd Viburnum	2	18" HT	B&B	As shown	Full plants
VTC	Viburnum trilobum 'Compactum'	Compact Cranberrybush Viburnum	14	18" HT	B&B	As shown	Full plants
Evergreen Shrubs							
BMB	Buxus microphylla 'Beaver Creek'	Beaver Creek Boxwood	37	18" HT	B&B	As shown	Full plants
JSG	Juniperus chinensis 'Sea Green'	Sea Green Juniper	36	18" HT	B&B	As shown	Full plants
PJC	Pieris japonica 'Compacta'	Compact Lily of the Valley Shrub	12	18" HT	B&B	As shown	Full plants
RPJ	Rhododendron 'PJM'	PJM Rhododendron	14	18" HT	B&B	As shown	Full plants
Perennials, Grasses and Groundcovers							
gc	perennial, grass and groundcover species and quantities to be determined		585	sf total area			



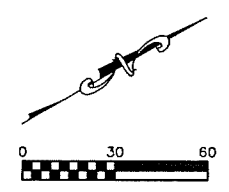
NOT FOR CONSTRUCTION

ALL OF LOTS 1-9, BLOCK 2, ALL OF LOTS 6, 9 AND 10, BLOCK 1 AND PART OF LOTS 5, 7 AND 8, BLOCK 1, TIERNEY ADDITION TO MADISON, AS RECORDED IN VOLUME 1 OF PLATS, ON PAGES 41-42, AS DOCUMENT NUMBER 216620, DANE COUNTY REGISTRY, PART OF OUTLOT B, WAKELEY'S SUBDIVISION, AS RECORDED IN VOLUME 2 OF PLATS, ON PAGE 13, AS DOCUMENT NUMBER 230123, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST AND NORTHWEST QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



LEGEND			
●	3/4" SOLID IRON ROD FOUND UNLESS NOTED	⊕	TELEPHONE PEDESTAL
X	FOUND CHISELED "X" IN CONCRETE	⊕	FIRE HYDRANT
○	SET MAG NAIL	⊕	WATER MANHOLE
●	FOUND MAG NAIL	⊕	SIGN
○	3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.	⊕	GUY WIRE
●	SPOT ELEVATION	⊕	STORM SEWER INLET
---	OVERHEAD UTILITY WIRE	⊕	STORM SEWER MANHOLE
---	BURIED GAS LINE	⊕	ROUND CATCH BASIN
---	WATER MAIN	⊕	SANITARY SEWER MANHOLE
---	SANITARY SEWER	()	INDICATES RECORDED AS
---	STORM SEWER	LS.	LANDSCAPING
---	BURIED TELEPHONE	CNC.	CONCRETE PAVEMENT
---	BURIED ELECTRIC	BIT.	BITUMINOUS PAVEMENT
---	BURIED CABLE ACCESS TELEVISION LINE	⊕	BOLLARD
---	BURIED FIBER OPTIC	---	EXISTING CONTOUR MAJOR
⊕	WATER VALVE	---	EXISTING CONTOUR MINOR
⊕	GAS VALVE	---	WINDOW WELL
⊕	GAS METER	⊕	2'X5' STORM SEWER INLET
⊕	AIR CONDITIONER		
⊕	TV PEDESTAL		
⊕	ELECTRIC PEDESTAL		
⊕	UTILITY POLE		

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Winnebago Arts and Cohousing
 2048-2100 Winnebago Street
 Madison, Wisconsin
Accipiter Properties
 1882 E. Main Street
 Madison, WI 53704

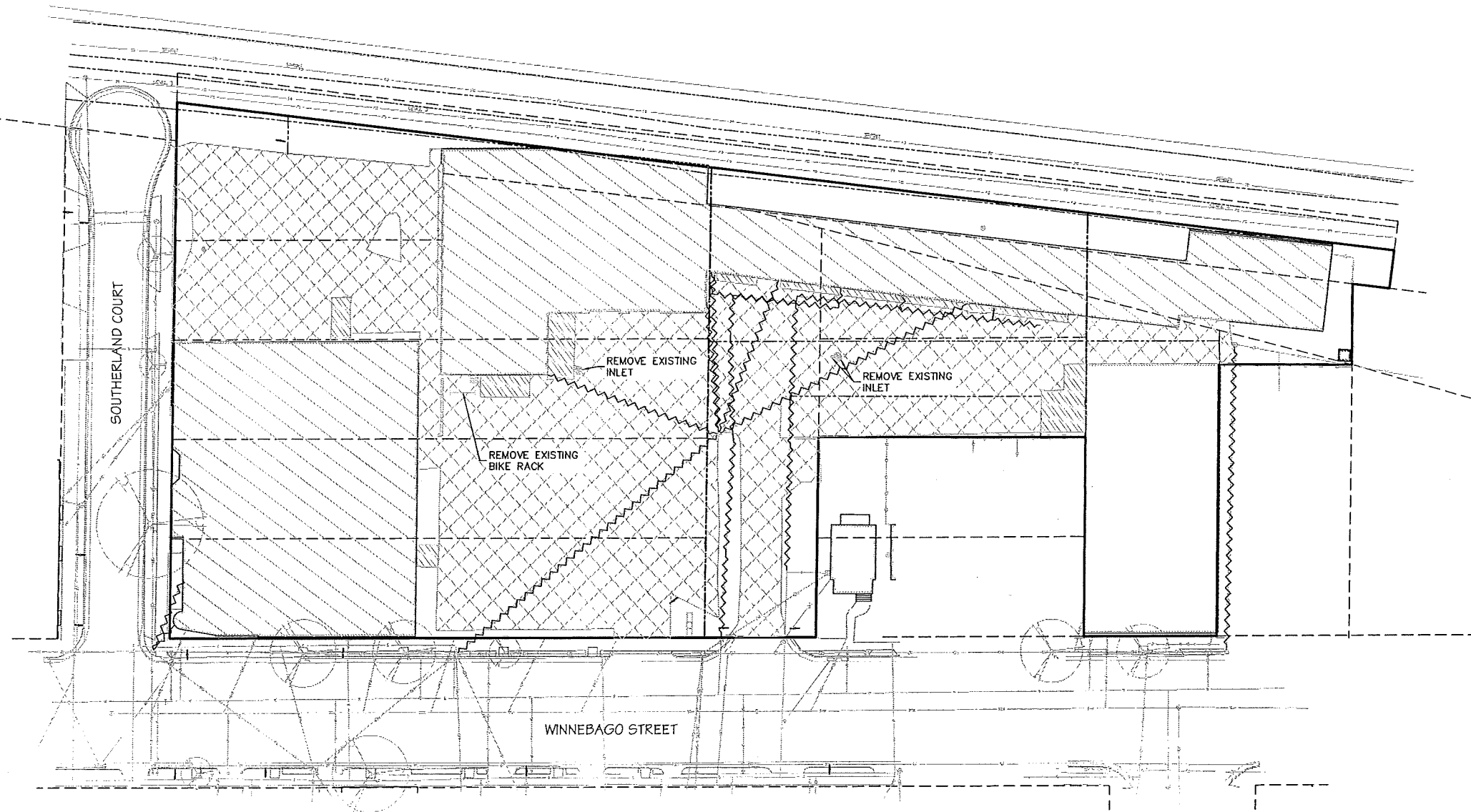
PROJECT #:	BSE1986-17
PLOT DATE:	07/18/2017
REVISION DATES:	

ISSUE DATES:	
LUA Application	07/18/2017

EXISTING CONDITIONS PLAN

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 DRAWING NUMBER
C-100

NOT FOR CONSTRUCTION



- DEMOLITION NOTES:**
1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
 2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION, PLUGGING AND DISPOSAL.
 3. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY FORCING ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE DEVELOPER IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
 4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 5. ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
 6. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
 7. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, COVERED WALKWAYS, ETC. CONTRACTOR SHALL SUBMIT THEIR STREET OCCUPANCY PLAN TO TRAFFIC ENGINEERING FOR APPROVAL.
 8. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
 9. THE CONTRACTOR MAY LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR IN KIND.
 10. DAMAGE TO ALL EXISTING CONDITION TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 11. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
 12. ALL TREES WITHIN THE PROJECT LIMITS TO BE REMOVED

LEGEND

	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE
	RAZE BUILDING
	REMOVE UTILITY LINE

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APPROVALS	DATE	DATE	DATE	DATE	DATE
PROJECT ENGR.	FILED	ISSUED	PDF	PDF	FILE

Winnebago Arts and Cohousing
 2048-2100 Winnebago Street
 Madison, Wisconsin
Accipiter Properties
 1882 E. Main Street
 Madison, WI 53704

PROJECT #: BSE1966-17
 PLOT DATE: 07/18/2017

REVISION DATES:

ISSUE DATES:
 LUA Application 07/18/2017

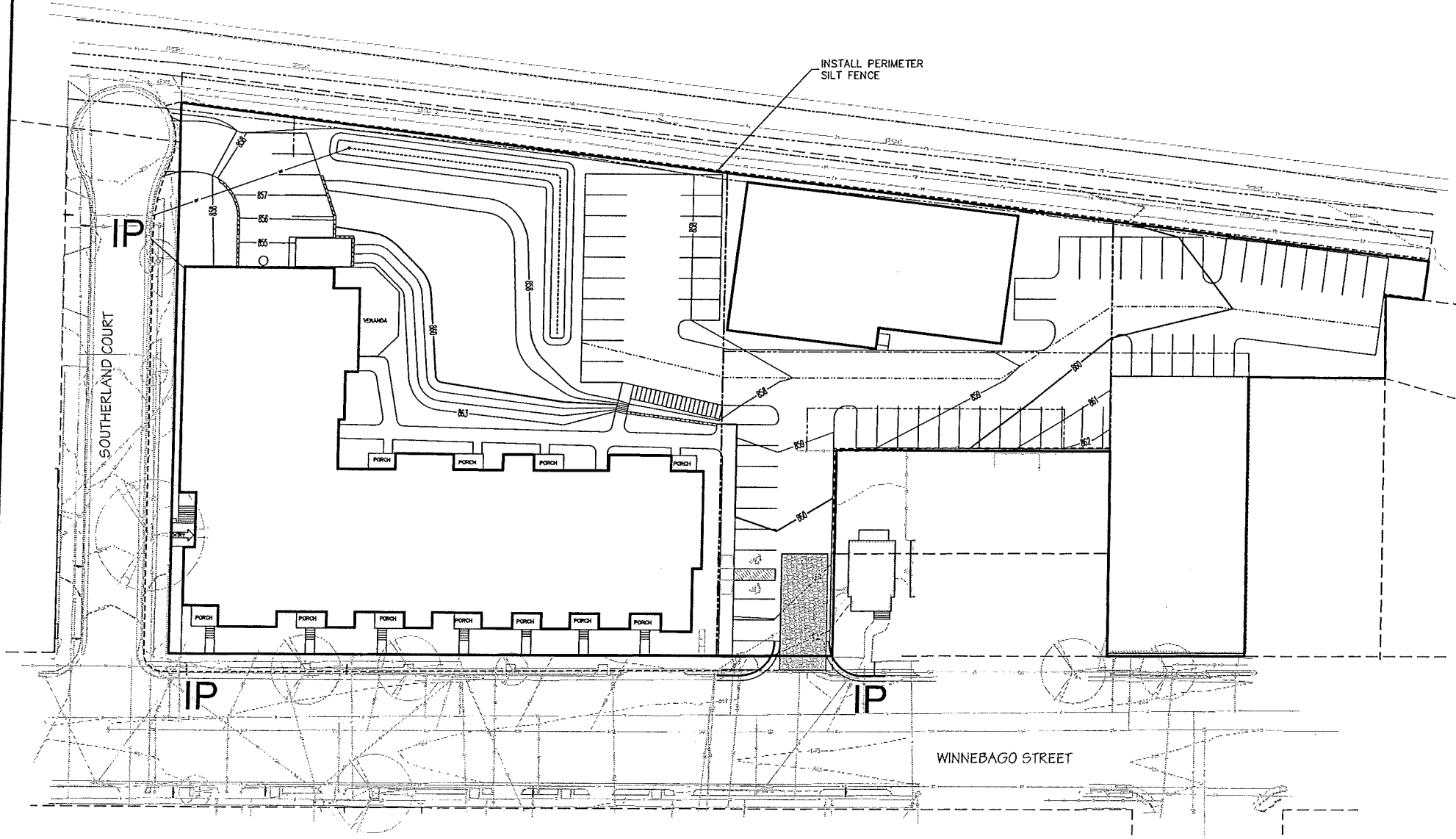
DEMOLITION PLAN

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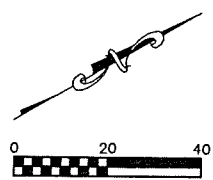
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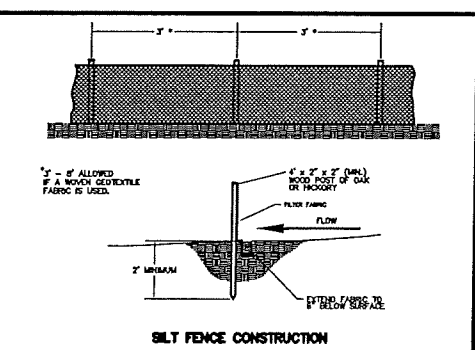
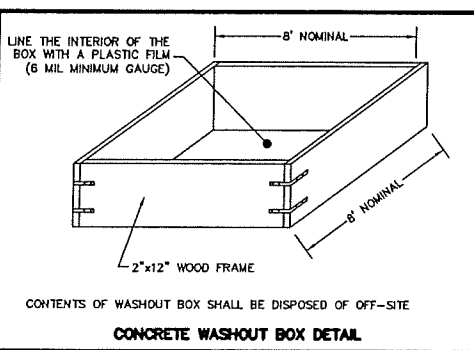
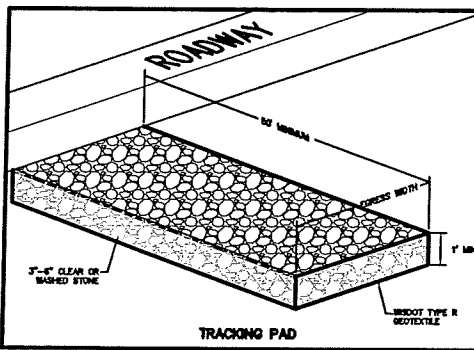
1. EROSION CONTROL NOTES
2. Post WDNR certificate of permit coverage on site and maintain until construction activities have ceased, the site is stabilized, and a notice of termination is filed with WDNR.
3. Keep a copy of the current erosion control plan on site throughout the duration of the project.
4. Submit plan revisions or amendments to the WDNR at least 5 days prior to field implementation.
5. The General Contractor is responsible for routine site inspections at least once every 7 days and within 24 hours after a rainfall event of 0.5 inches or greater. Keep inspection reports on-site and make them available upon request.
6. Inspect and maintain all installed erosion control practices until the contributing drainage area has been stabilized.
7. Refer to the WDNR Technical Standards for storm water construction at http://dnr.wi.gov/topic/stormwater/standards/const_standards.html
8. Install perimeter controls and rock construction entrance(s) prior to any land-disturbing activities, including clearing and grubbing. Use WDNR Technical Standard Stone Tracking Pad and Tire Washing #1057 for rock construction entrance(s).
9. Install inlet protection prior to land-disturbing activities in the tributary area and/or immediately upon inlet installation. Comply with WDNR Technical Standard Storm Drain Inlet Protection for Construction Sites #1060.
10. Dewatering - Water pumped from the site shall be treated by using a geotextile bag. Sandy soil is expected to be found at the bottom of the excavation, therefore Geotextile Bags shall be Type 1 per DNR Technical Standard 1061. The following table identifies the size a bag required for a given sized pump. This water shall be discharged in a manner that does not induce erosion of the site or adjacent property.

Pump Size (Max GPM)	Type II Bag Size (sq-ft)
25	17
50	34
75	51
11. Notify the project engineer if dewatering is scheduled to occur in areas of soil and/or groundwater contamination, or if dewatering will occur from a high capacity well (70 gpm or more). Dewater only after the appropriate WDNR dewatering discharge permit has been obtained.
12. Provide anti-scour protection and maintain non-erosive flow during dewatering. Limit pumping rates to either (a) the sediment basin/trap design discharge rate, or (b) the basin design release rate with the correctly fitted hose and geotextile filter bag; perform dewatering of accumulated surface runoff in accordance with WDNR Technical Standard De-watering #1061.
13. Remove sediment from behind silt fences and sediment barriers before sediment reaches a depth that is equal to one-half of the fence and/or barrier height. Install and maintain silt fencing per WDNR Technical Standard Silt Fence #1056.
14. Repair breaks and gaps in silt fences and barriers immediately.
15. Immediately stabilize stockpiles and surround stockpiles with silt fence or other perimeter control if stockpiles will remain inactive for 7 days or longer.
16. Stabilize areas of final grading within 7 days.
17. Sweep/clean up all sediment that moves off-site due to construction activity or storm events before the end of the same workday or as directed by the City of Madison. Separate swept materials (soils and trash) and dispose of appropriately.
18. The General Contractor is responsible for controlling dust per WDNR technical standard dust control on construction sites #1058.
19. Properly dispose of all waste and unused building materials (including garbage, debris, cleaning wastes, or other construction materials) and do not allow these materials to be carried by runoff into the receiving channel.
20. Make provisions for watering during the first 8 weeks following seeding or planting of disturbed areas whenever more than 7 consecutive days of dry weather occur.
21. Install additional erosion and sediment control measures as needed (such as temporary sediment basins, ditch checks, erosion control matting, silt fencing, filter socks, swales, etc.), or as directed by the City of Madison.
22. The General Contractor is responsible for complying with all applicable WDNR remediation and waste management requirements for handling and disposing of contaminated materials. site-specific information for areas with known or suspected soil and/or groundwater contamination can be found on WDNR's Bureau of Remediation and Redevelopment tracking system (brtts) public database at: <http://dnr.wi.gov/botw/>

Schedule:
 TBD Install silt fence and construction entrance.
 Begin disturbance of site ground cover.
 Apply seed and mulch to all disturbed areas
 Vegetation established.



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LEGEND

--- 874 ---	EXISTING MINOR CONTOUR
--- 875 ---	EXISTING MAJOR CONTOUR
— 874 —	PROPOSED MINOR CONTOUR
— 875 —	PROPOSED MAJOR CONTOUR
—	STORM SEWER
▨	TRACKING PAD
---	SILT FENCE
IP	INSTALL INLET PROTECTION
▨	MEDIUM RIPRAP

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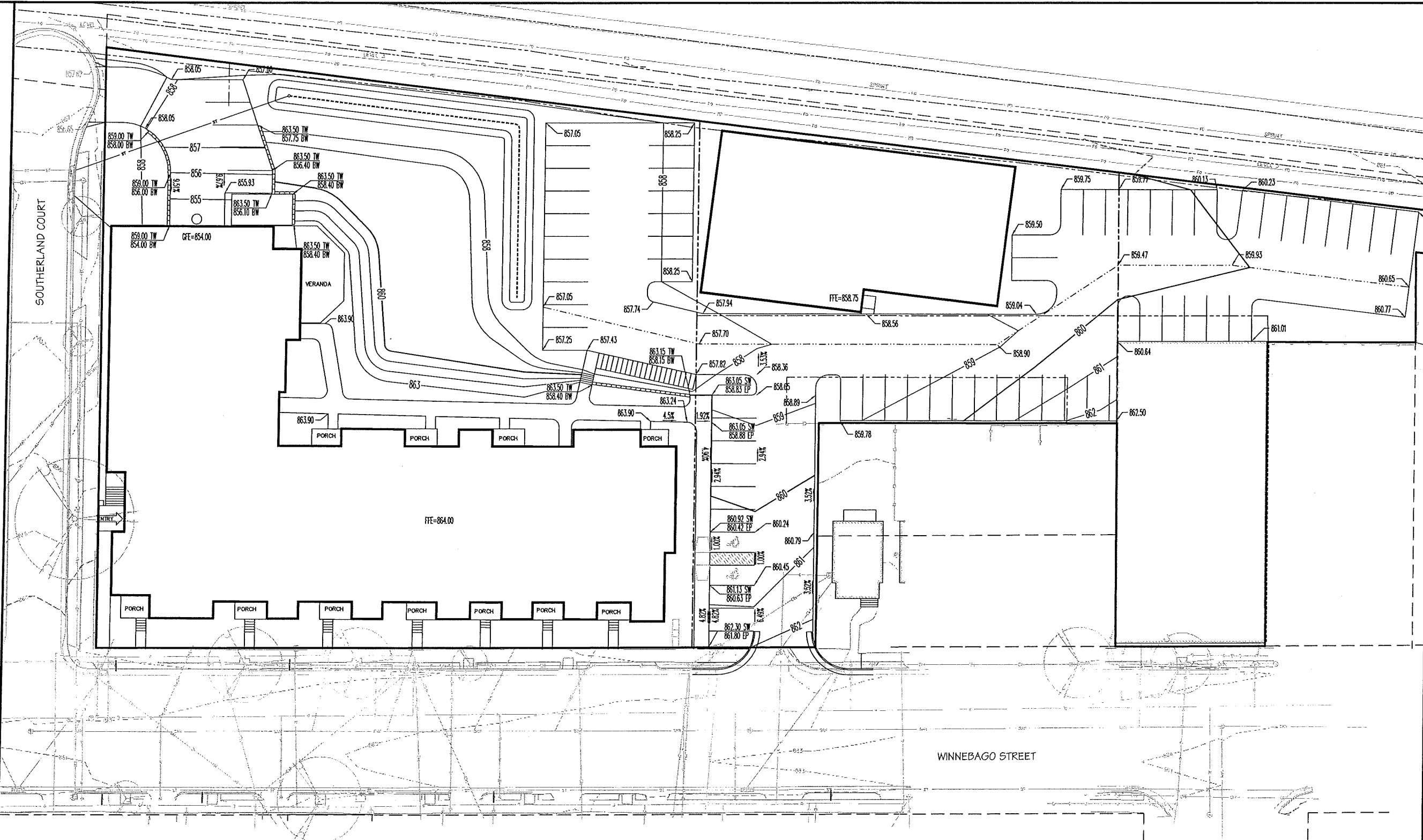
EROSION CONTROL PLAN

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APPROVALS	DATE	BY
PROJECT ENG		
DESIGNED BY		
CHECKED BY		
IN CHARGE		
APPROVED		

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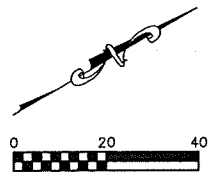
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GRADING PLAN

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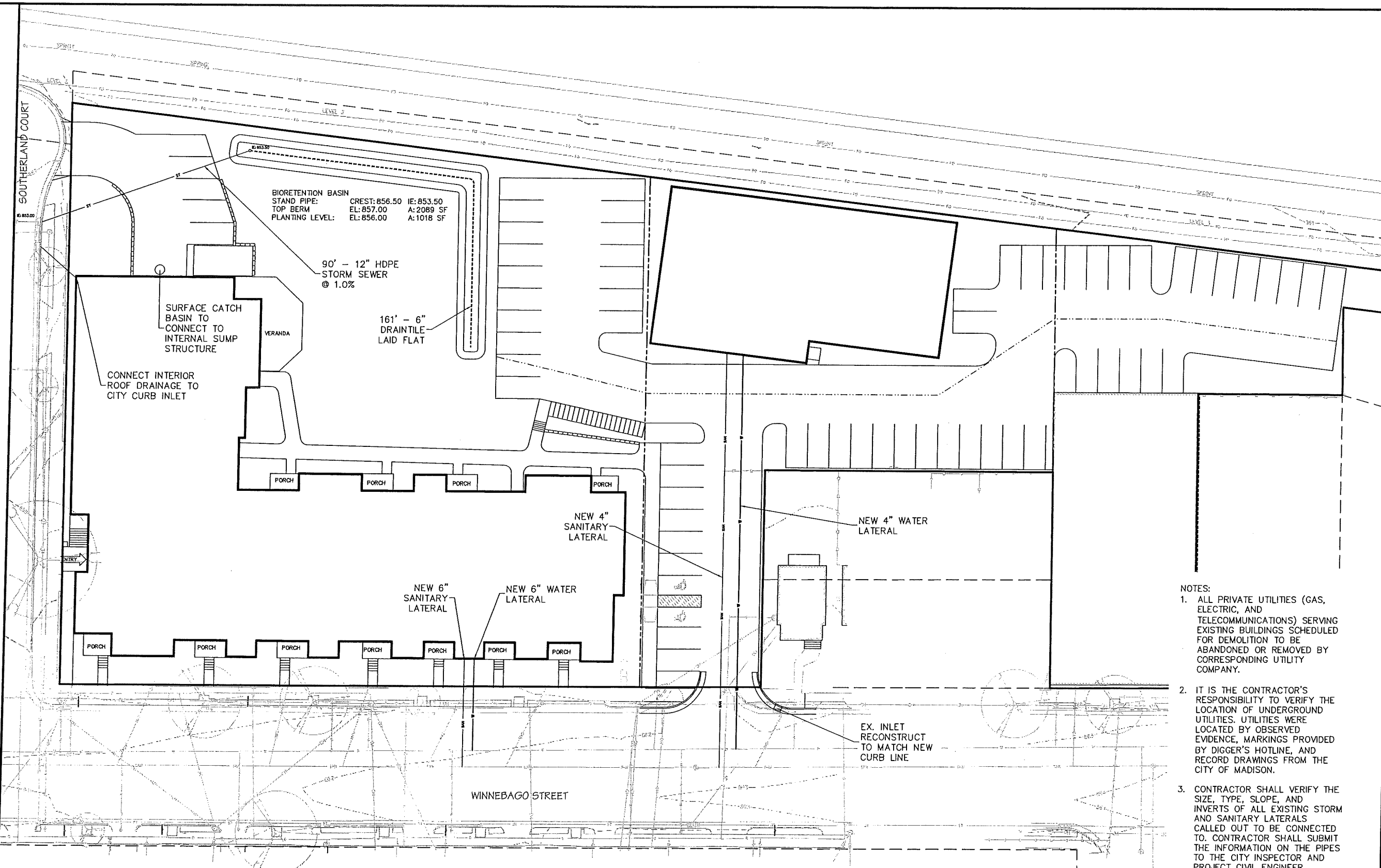
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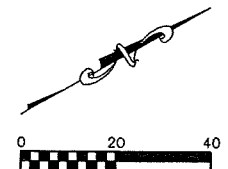
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- NOTES:
1. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
 3. CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
 4. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON'S STANDARD SPECIFICATION.

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UTILITY PLAN

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