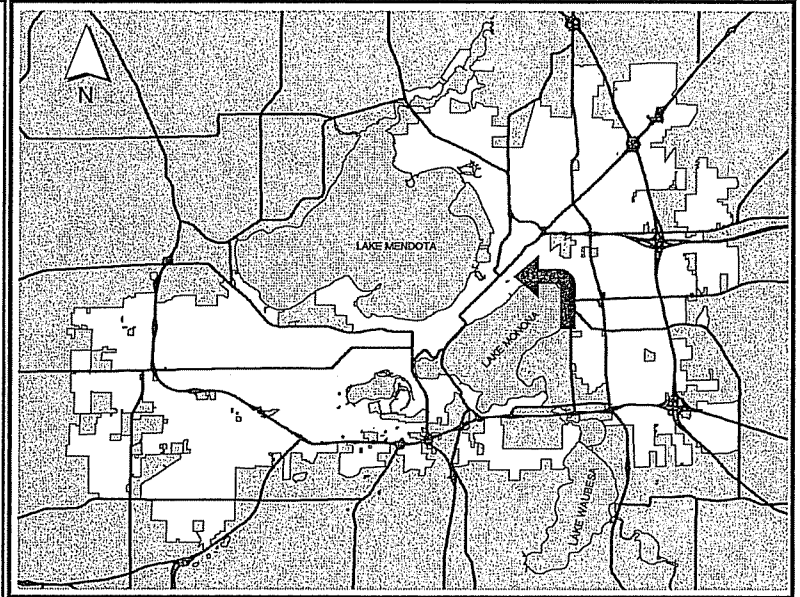


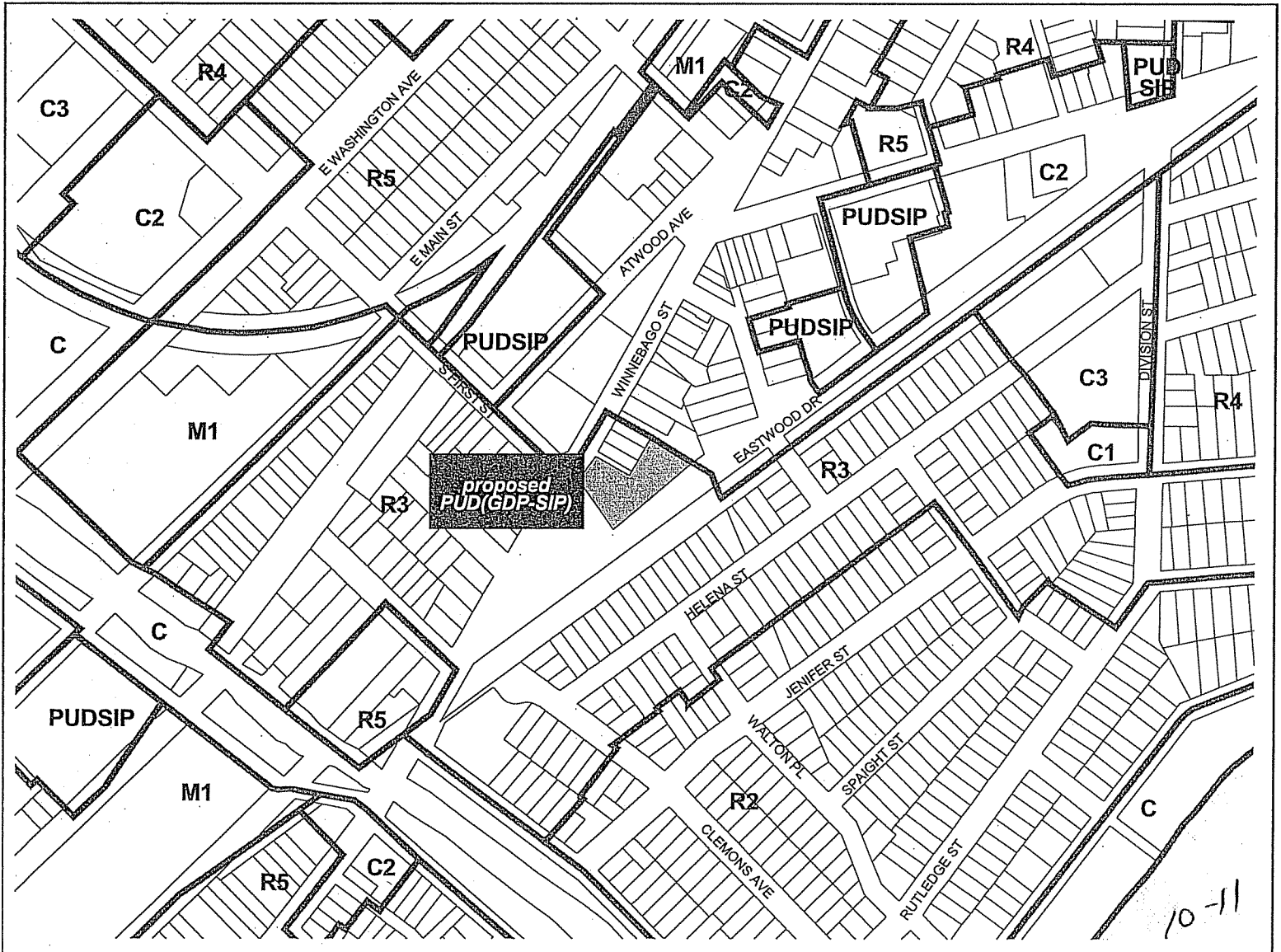
CITY OF MADISON

Proposed Rezoning

Location: 1833 Winnebago Street
Applicant: Joe Krupp - Krupp General Contractors
From R3 District(s)
To PUD(GDP-SIP) District(s)
Existing Use: Residential Buildings
Proposed Use: Demolish 4 Residential Buildings
and Build 43 Condo Units
File No. _____
Public Hearing Dates:
Plan Commission 10 October 2005
Common Council 18 October 2005

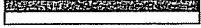


For Questions contact: Pete Olson at: 267-1150 or polson@cityofmadison.com or City Planning at 266-4635

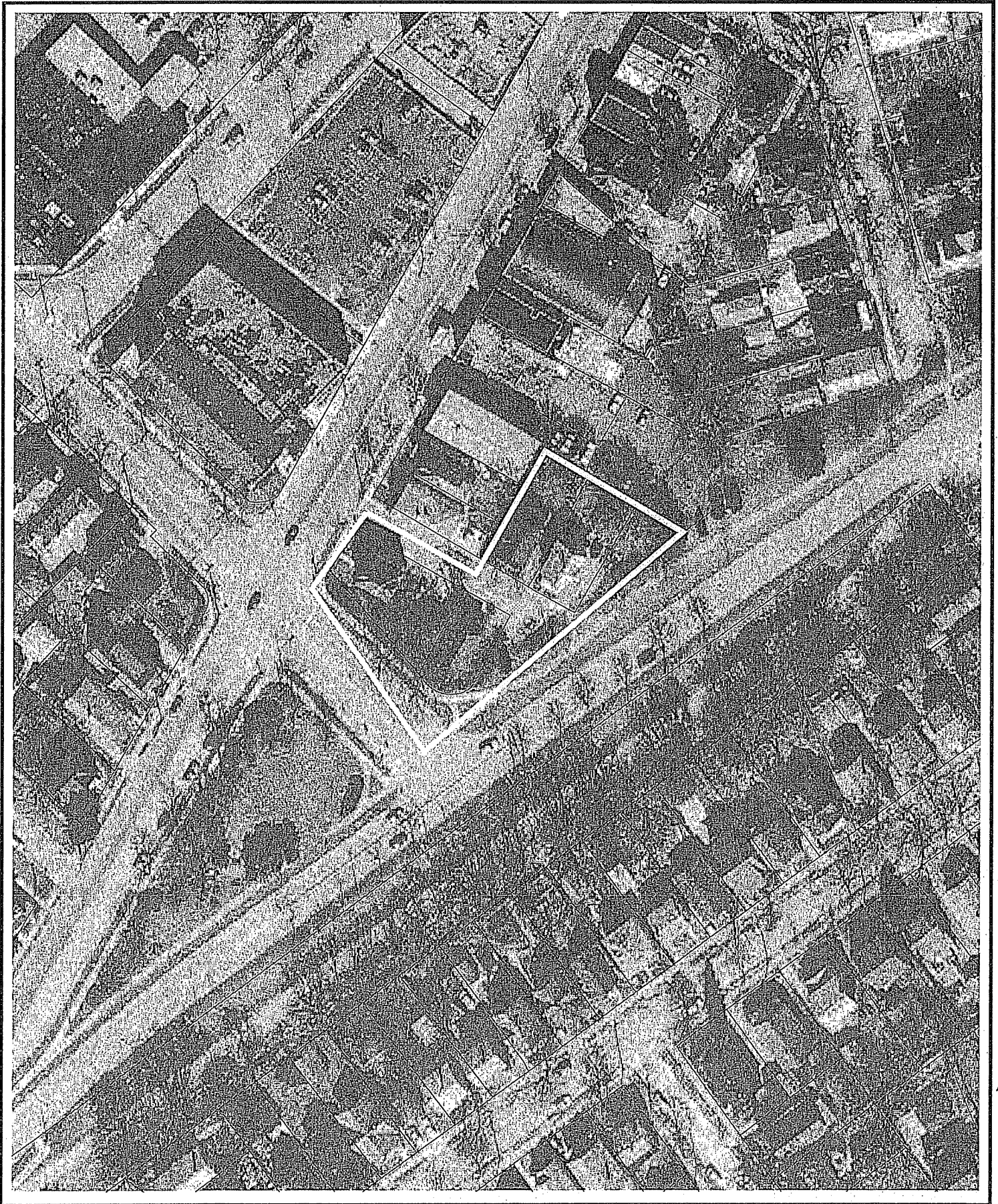


1833 Winnebago Street

0 100 Feet



Date of Aerial Photography - April 2000



10
11

LAND USE APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
 PO Box 2985; Madison, Wisconsin 53701-2985
 Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid \$2050 Receipt No. 62665
 Date Received 7-13-05 \$8-15-05
 Received By RT (COMPLETE APPLICATION ACCEPTED)
 Parcel No. 0710-072-0528-2
 Aldermanic District 6, Judy Olson
 GQ OK
 Zoning District R3
For Complete Submittal
 Application Letter of Intent
 IDUP N/A Legal Descript.
 Plan Sets Zoning Text
 Alder Notification 2-2-05 Waiver _____
 Ngrhd. Assn Not. 2-2-05 Waiver _____
 Date Sign Issued 7-13-05

1. Project Address: 1833 Winnebago Street **Project Area in Acres:** 0.62 ac

Project Title (if any): Kennedy Point Condominiums

2. This is an application for: (check at least one)

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from _____ to _____

Rezoning from R-3 to PUD/PCD-GDP

Rezoning from R-3 to PUD/PCD-SIP

Conditional Use

Demolition Permit

Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Joe Krupp Company: Kennedy Point LLC
 Street Address: 2020 Eastwood Drive City/State: Madison, WI Zip: 53704
 Telephone: (608) 249-2020 Fax: (608) 249-2053 Email: jkrupp@kruppconstruction.com

Project Contact Person: Joe Krupp Company: Krupp General Contractors
 Street Address: 2020 Eastwood Drive City/State: Madison, WI Zip: 53704
 Telephone: (608) 249-2020 Fax: (608) 249-2053 Email: jkrupp@kruppconstruction.com

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: The proposed building is a four-story condominium over underground parking. The project includes 43 one, two and three bedroom units.

Development Schedule: Commencement November 2005 Completion October 2006

5. Required Submittals:

Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor.

Filing Fee: \$ 2050.00 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:

→ The site is located within the limits of Schenk-Atwood Neighborhood Plan, which recommends:
housing _____ for this property.

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
Judy Olson 2/2/05 SARA and SASY 2/2/05

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner Brad Murphy Date 2/9/05 | Zoning Staff Kathy Voeck Date 7/7/05

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Joe Krupp Date 7/8/05

Signature  Relation to Property Owner Owner

Authorizing Signature of Property Owner  Date 7/8/05 10-11

July 13, 2005

To City of Madison Plan Commission
Re: Kennedy Point Condominiums
Developer: Kennedy Point LLC

LETTER OF INTENT

Dear Plan Commission Members:

I submit the following information as the developer of a proposed urban in-fill project that was identified as a potential redevelopment site in the Schenks-Atwood Business District Master Plan that was adopted in December, 2000. The site is comprised of four separate parcels currently zoned R3 that have three single family houses and a three-unit apartment building that would be demolished in the redevelopment of the site. I request that a demolition approval and demolition permit be issued prior to the recording of the PUD in order to expedite the timetable and to address problems related to vagrancy and insurance company objections to insuring vacant property. The addresses of these buildings are 313, 314, 317 Moulton Court and 1833 Winnebago Street. All parcels are owned or are under contract by the developer.

Additional land area will be added to the redevelopment site through the acquisition of surplus land owned by the City of Madison and the vacation of Moulton Court right-of-way. The surplus land is the result of a reconfiguration of the First St. right-of-way and remnants of land created by the construction of the Eastwood Drive bypass. Subject to a final survey of City surplus and vacated land, the approximate site area is 27,033 square feet, which I request to be rezoned PUD.

The applicant request an encroachment agreement to accommodate proposed landscaping and grading that will occur in the Eastwood Drive right-of-way. The Kennedy Point Homeowners Association will maintain the landscaping that occurs in this area. A drainage swale is also incorporated to allow site storm water to flow to a collection area that is northeast of the site, which is surplus City land. This water collection area would serve as an infiltration area prior to storm water being discharged into the City storm system.

Based on a recommendation by the City Engineer, the balance of the Moulton Court right-of-way that does not fall within the new building footprint will be privatized as an access point to the proposed underground parking structure for the building. A permanent access/maintenance agreement will be entered into with the adjacent property owner at 1901 Winnebago who also takes access from Moulton Court

16-11

The project proposed is a four-story residential condominium consisting of 43 dwelling units served by 58 underground parking stalls. Dwelling units range in size from 698 square feet to 2050 square feet with a mix of 26 one-bedroom units and 17 two-bedroom units. The building gross square footage including the underground parking structure is 80,832 square feet. All units are served by an elevator and will be handicap accessible.

The developer has met twice with City staff to review Inclusionary Zoning requirements and has submitted an application requesting a waiver based on project infeasibility.

The schedule for the project anticipates a fall of 2005 construction start with completion in October of 2006.

The project development team includes the following individuals and firms:

Developer/Members: Kennedy Point LLC
Joseph D. Krupp and Paul Lenhart
2020 Eastwood Drive
Madison, WI 53704
Phone: 608-249-2020 Fax: 608-249-2053

Architects: SGN+A
1190 West Druid Hills Drive NE
Suite T65
Atlanta, GA 30329
Phone: 404-634-4466 Fax: 404-634-4433

Civil/Landscape: Schreiber/Anderson Associates
717 John Nolan Drive
Madison, WI 53713
Phone: 608-255-0800 Fax: 608-255-7750

Contractor: Krupp General Contractors
2020 Eastwood Drive
Madison, WI. 53704
Phone: 608-249-2020 Fax: 608-249-2053

Contact Person: Joseph D. Krupp

10-11

**Kennedy Point Condominiums
SIP ZONING TEXT
PLANNED UNIT DEVELOPMENT DISTRICT
June 20, 2005**

Legal Description: The lands subject to this Planned Unit Development District shall include those parcels described as follows:

Parcel A:

All of Lot Nine (9) and part of Lots (10) and (11), Hoppman-Pepper Replat, City of Madison, Dane County, Wisconsin, more fully described as follows: Beginning at the most Northerly corner of said Lot 10, Hoppman-Pepper Replat; thence South 28 degrees 45 minutes West, 4.6 feet, along the North line of said Lot 10, thence Southeasterly to a point on the South line of lot 11 that is South 28 degrees 45 minutes West, 41.5 feet, from the most Easterly corner of said Lot 10, measured along the Southeast line of said Lot 10 and 11; thence North 28 degrees 45 minutes East, 41.5 feet along the Southeast line of said Lot 10 and 11 to the most Easterly corner of said Lot 10; thence Northwesterly along the Northeast line of said lot 10, to the point of beginning

Tax Parcel No. 251-0710-072-0528-2

Parcel B:

Lot Twelve (12), Hoppman-Pepper Replat, in the City of Madison, Dane County, Wisconsin EXCEPT lands conveyed to the City of Madison in an instrument recorded January 4, 1073 in the office of the Register of Deeds for Dane County, Wisconsin in Volume 406 of Records, page 341 as Document Number 1351585.

Tax Parcel No. 251-0710-072-0527-4

Parcel C:

Lot 4, Hoppman-Pepper Replat, in the City of Madison, Dane County, Wisconsin.

Tax Parcel No. 251-0710-072-0522-4

Parcel D:

Lot 5, Hoppman-Pepper Replat, in the City of Madison, Dane County, Wisconsin

Tax Parcel No. 251-0710-072-0521-6

10-11

NOTE: A new legal description shall be created to include all of above parcels and additional lands to be conveyed by the City of Madison to the developer through the sale of contiguous surplus land and right-of-way and the conveyance of portions of Moulton Court through a vacation process. It is also anticipated that the balance of Moulton Court, which serves as access to the project underground parking, will be privatized.

I. Statement of Purpose

This Planned Unit Development is established to allow the flexibility to create a coordinated plan for new housing units with underground parking on a combined parcel of 27,033 square feet.

II. Permitted Uses

A. Residential dwellings

1. 1833 Winnebago Street. 43 residential units: (26) one bedrooms, (16) two bedrooms, (1) two two-bedroom townhouse.

B. Accessory Uses

1. Home occupations and professional offices in a home as Defined in Sec. 28.03.
2. Off Street parking as defined in text below.

C. Lot Area and Width

As specified in attached PUD plans.

D. Height, Yard, Usable Open Space, and Landscaping Requirements

As specified in attached PUD plans.

E. Family Definition

- A. For the purposes of this Planned Unit Development, the family will be as defined in Chapter 28.03(2) of Madison General Ordinances per the R-2 district for the new condominium buildings at 1833 Winnebago Street.

F. Lighting

Site lighting will be as shown on approved plans.

G. Signage

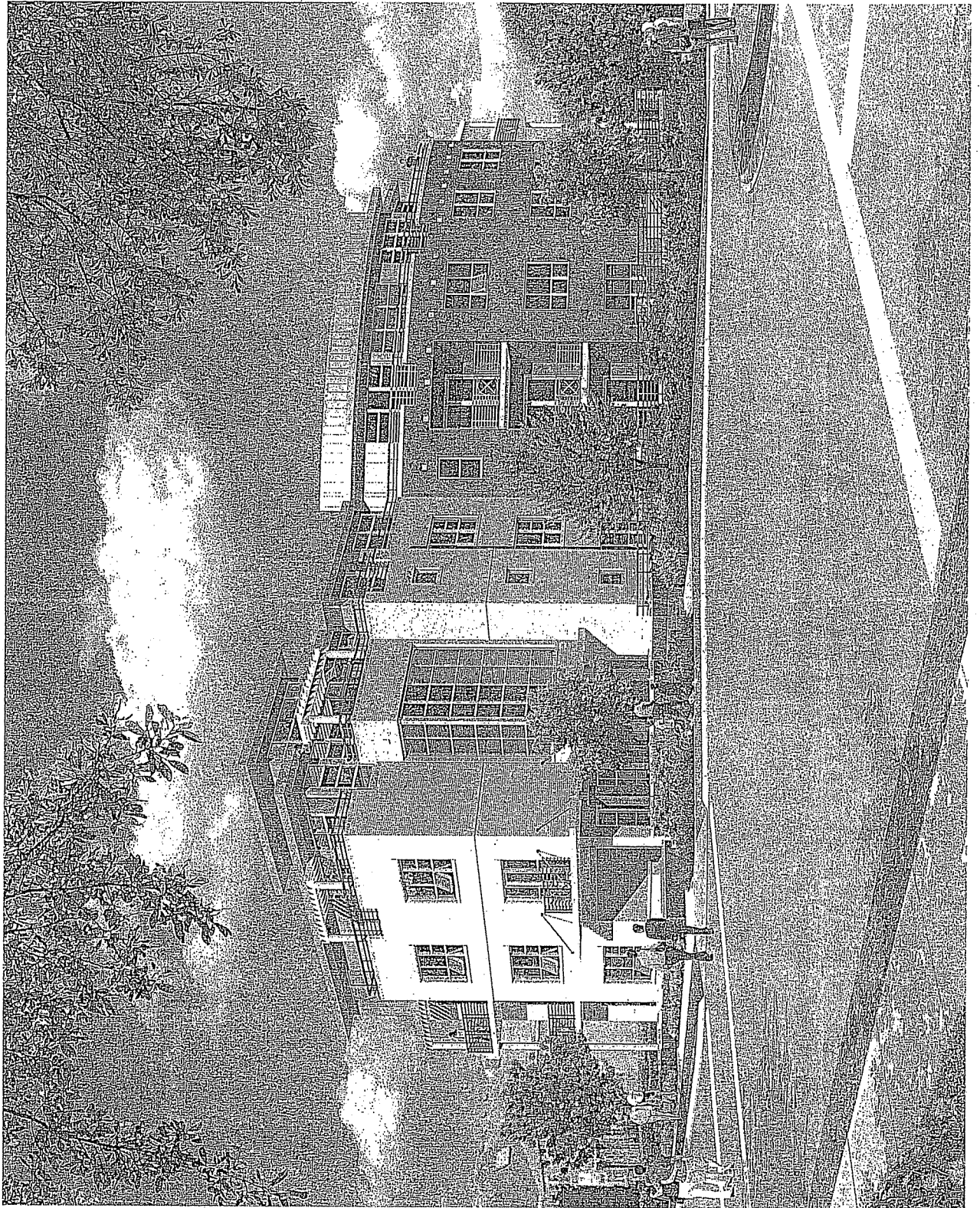
- A. Signage will be allowed per Chapter 31 of the Madison General Ordinances, as compared to the R-3 district, or signage will be provided as approved on the recorded plans.**
- B. Project identity and building address signage will be integrated into the masonry façade of the building (12.5 sq. ft. maximum per location).**

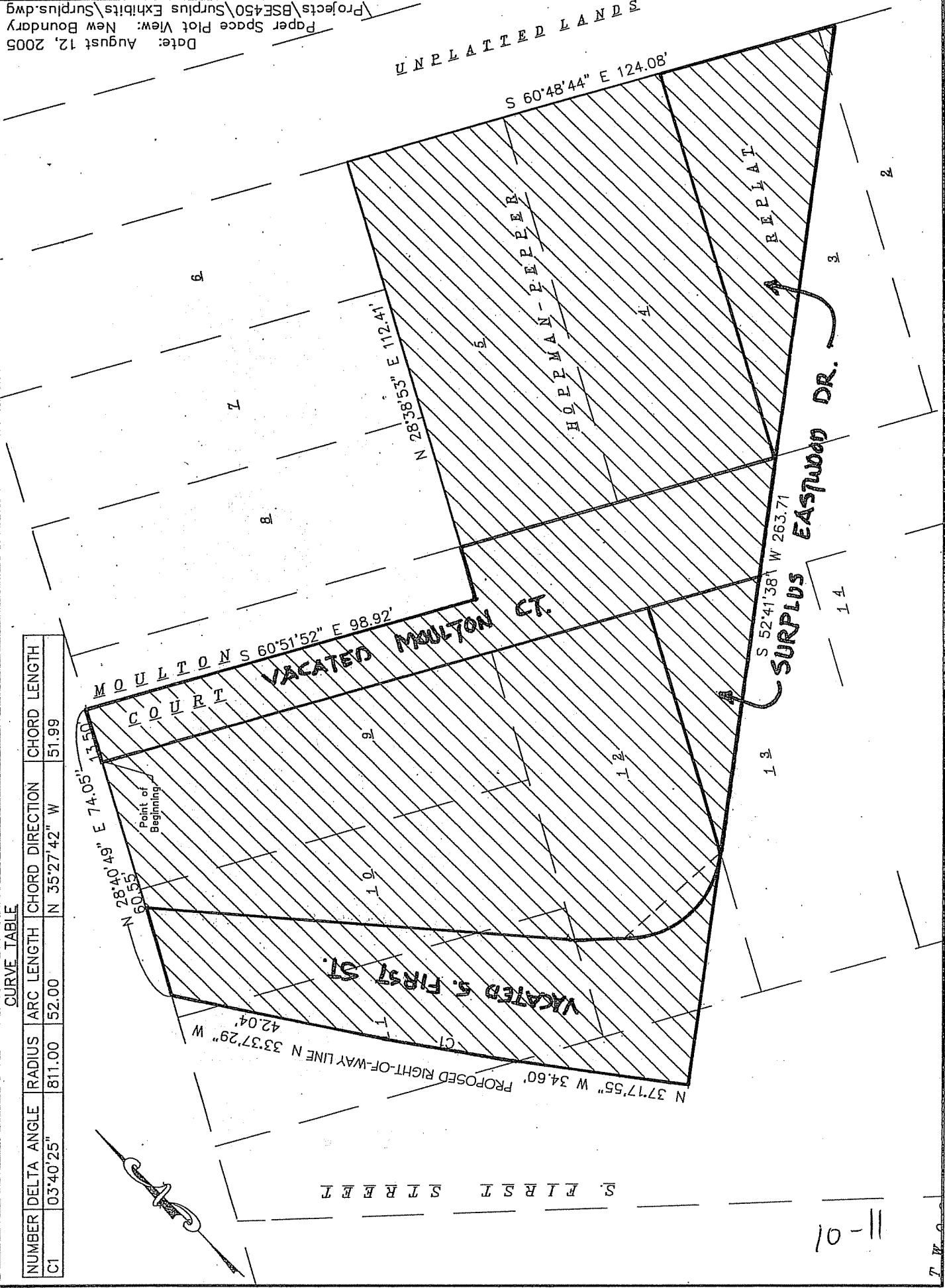
H. Off-Street Parking

- A. Fifty-eight (58) underground parking spaces (including one (1) handicapped space).**
- B. Bicycle parking for occupants and guests shall be provided in the structured parking garage of the condominium building.**

I. Alterations and Revisions

- A. No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission; however, the Zoning Administrator may issue permits for minor alterations or additions that are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.**





UNPLATTED
 S 60°48'44" E 124.08'
 HOPPMAN-PREEPER
 REPEAT
 SURPLUS EASTWOOD DR.
 S 52°41'38" W 263.71'
 MOULTON COURT
 VACATED MOULTON CT.
 VACATED S. FIRST ST.
 PROPOSED RIGHT-OF-WAY LINE N 37°17'55" W 34.60'
 N 33°37'29" W 42.04'
 N 28°40'49" E 74.05'
 N 28°58'53" E 112.41'
 Point of Beginning
 S. FIRST ST.
 10-11

CURVE TABLE

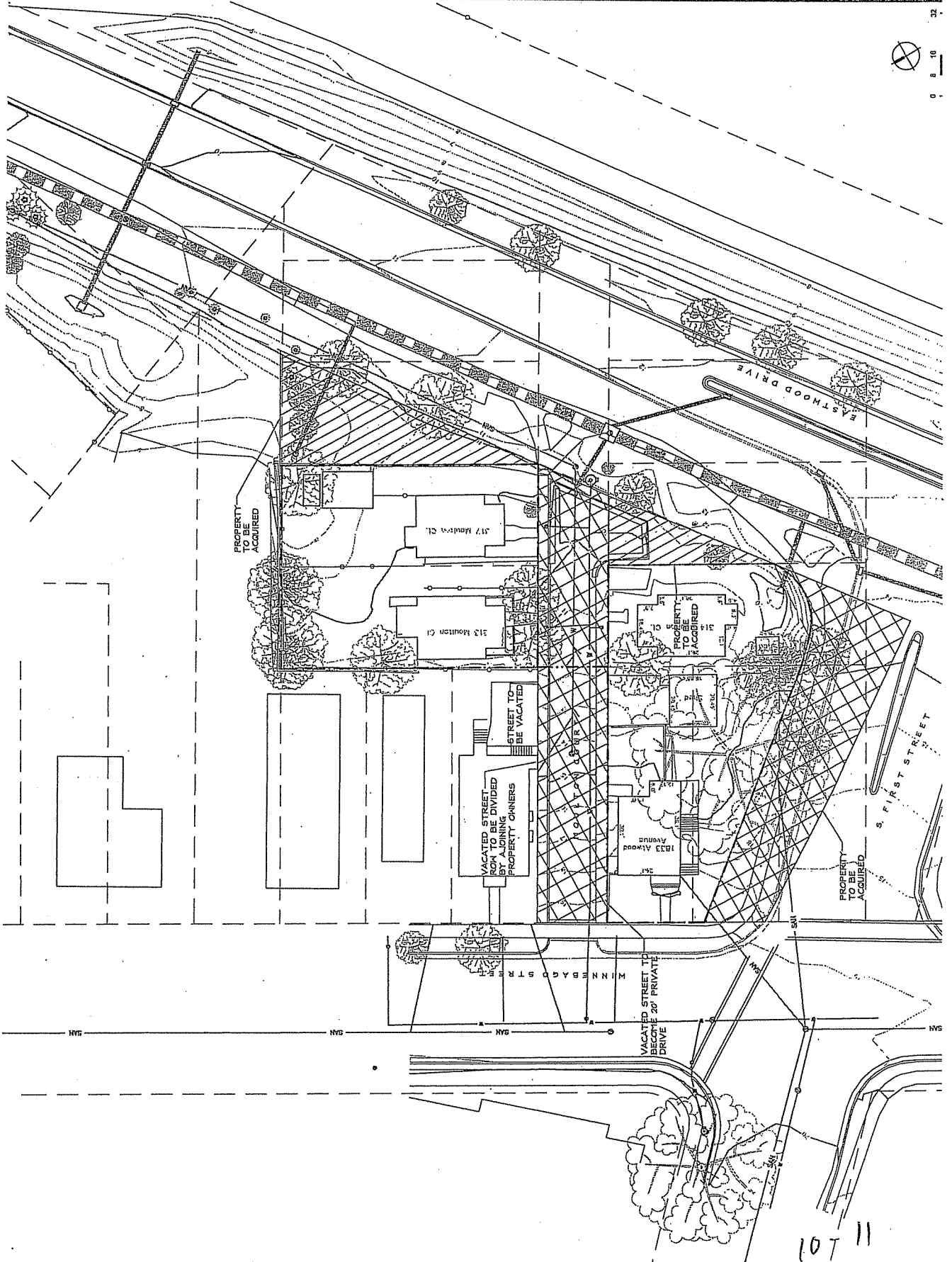
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	03°40'25"	811.00	52.00	N 35°27'42" W	51.99

Date: August 12, 2005
 Paper Space Plot View: New Boundary
 Projects\BSE450\Surplus Exhibits\Surplus.dwg

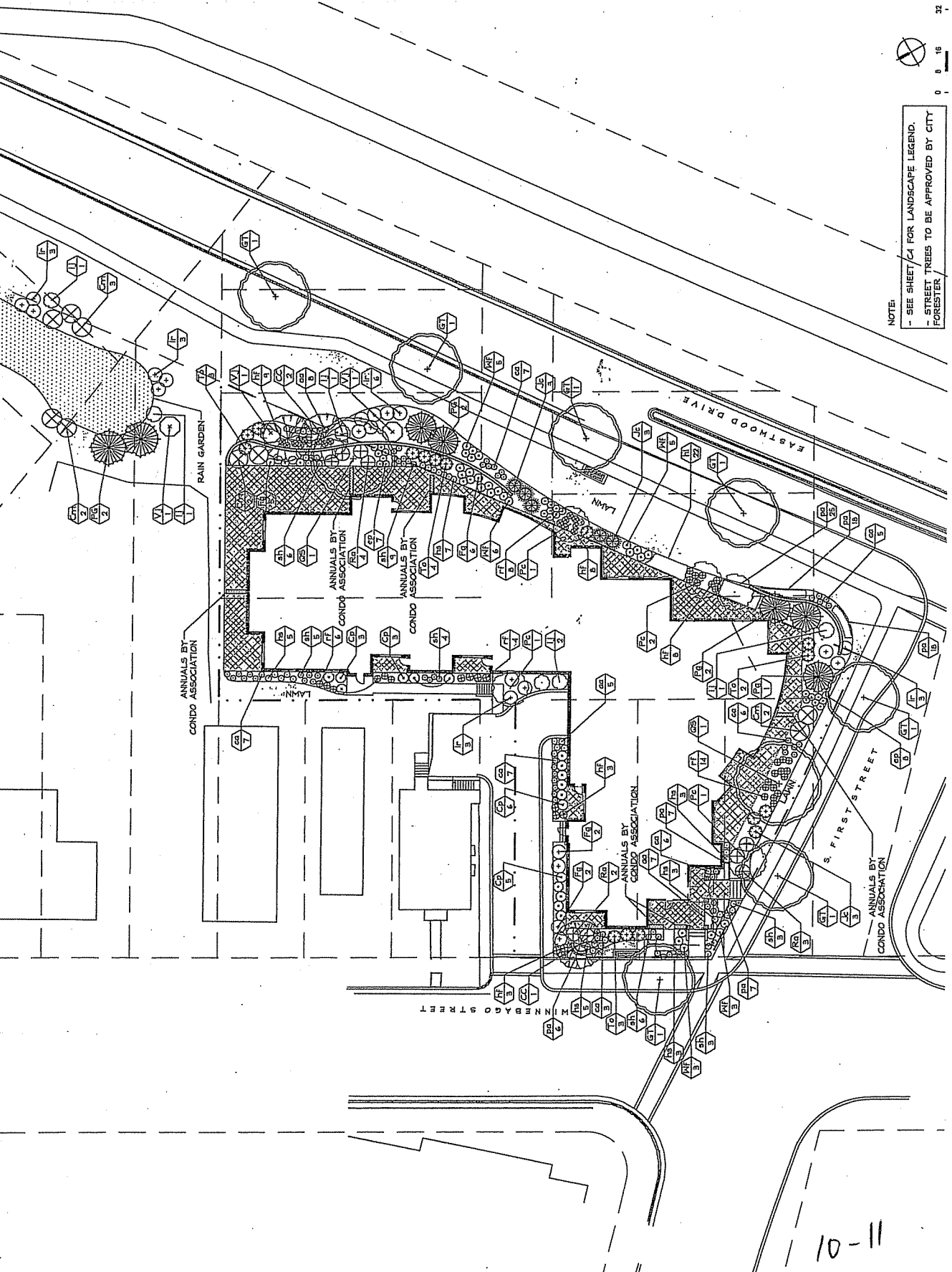
Revisions:

Date: _____
Description: _____

Schreiber/Anderson Associates, Inc.
717 John Nelson Drive, Madison, WI 53713
Ph: 608-255-0800 Fax: 608-255-7750



11 Lot



Revisions: _____
 Date: _____
 Designer: _____
 717 John Nolen Drive, Madison, WI 53713
 PH: 608-255-0800, FAX: 608-255-7750
SAA

URBAN DESIGN SUBMISSION DOCUMENTS
Kennedy Point Condominiums
 Madison, Wisconsin
 A Residential Development by Krupp Construction Madison, Wisconsin
 Schreiber/Anderson Associates, Inc.
 Sheet Title:
 Landscape
 Plan
 Date: 31 August 2005
 Sheet Number: **C3**

Released for Construction
 0 5 10 15

11-01

Kennedy Point Condominiums

URBAN DESIGN SUBMISSION DOCUMENTS

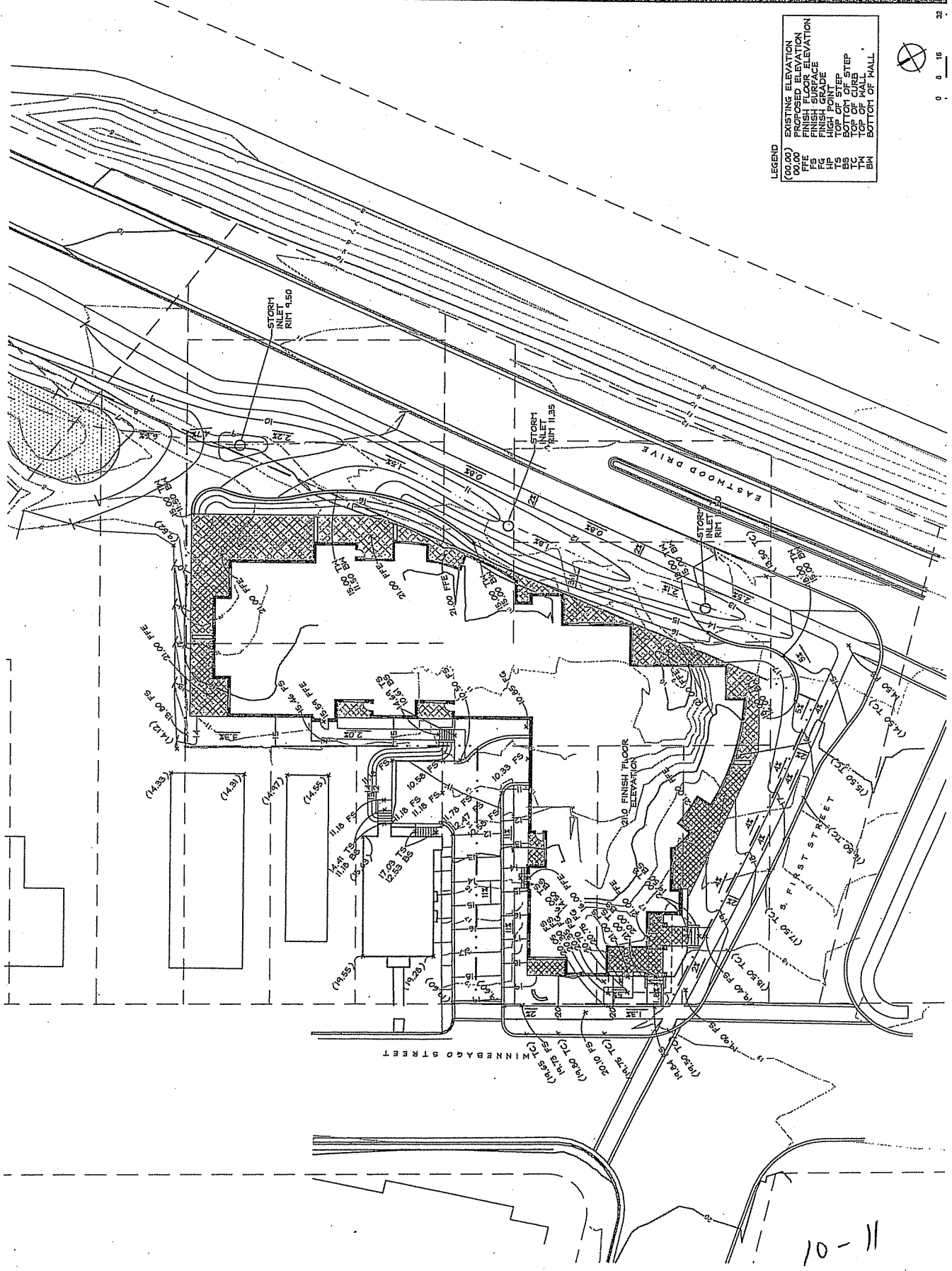
A Residential Development by Krupp Construction Madison, Wisconsin

Schreiber/Anderson Associates, Inc.
177 John Nolen Drive, Madison, WI 53713
Ph: 608-255-0800 Fax: 608-255-7750



Revisions:
Date: _____
Description: _____

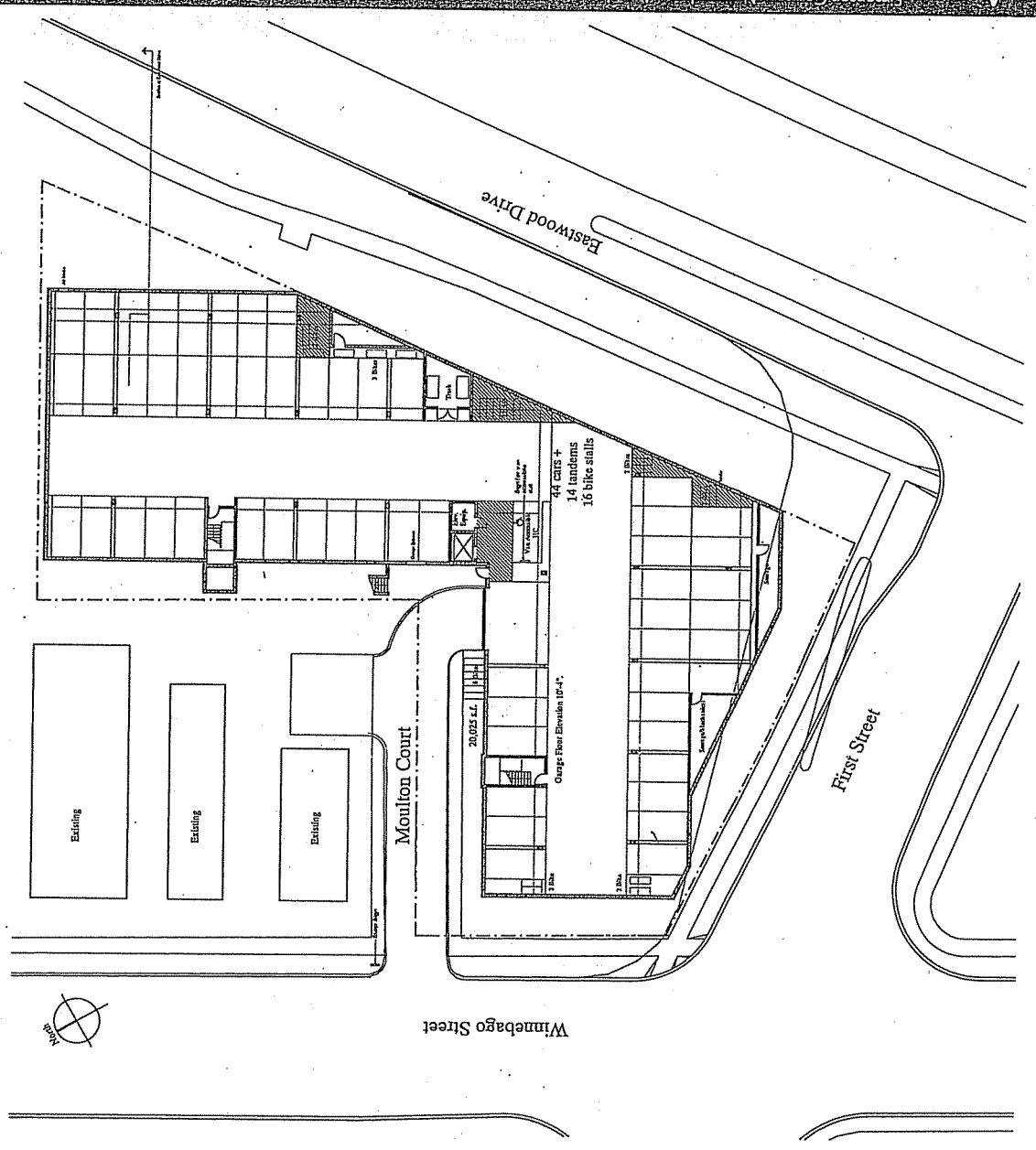
LEGEND	
(00.00)	EXISTING ELEVATION
FF	FINISH FLOOR ELEVATION
FS	FINISH SURFACE ELEVATION
FG	FINISH GRADE
TS	TOP OF STEP
BS	BOTTOM OF STEP
TK	TOP OF KNEE
TL	TOP OF LAMB
BM	BOTTOM OF MALL



11-01

11-01

Parking Level Plan
Scale: 1/16" = 1'-0"



URBAN DESIGN SUBMISSION DOCUMENTS
Kennedy Point Condominiums
Madison, Wisconsin
A Residential Development by Karpf Construction Madison, Wisconsin

Simonson, Germany, Nonemaker + Associates, Inc.
Planning, Architecture, Landscape Architecture
1190 West Druid Hills Dr., NE, Suite 1-65 Atlanta, GA 30329
Telephone: 404-634-4466
Facsimile: 404-634-4433

This drawing is an instrument of service and the property of SGNHA and shall not be reproduced, modified or used in any way without the prior written consent of SGNHA.

Revisions: _____
Date: _____
Description: _____

Sheet Title: Parking Level Plan
Date: 31 August 2005
Sheet Number: A1

A3

Sheet Number:

Date: 31 August 2005

Simonson Germany Nomenaker, Associates, Inc.
Planning, Architecture, Landscape Architecture
1190 West Druid Hills Dr. NE, Suite 1-65, Atlanta, GA 30329
Telephone: 404-634-4466 Fax: 404-634-4433

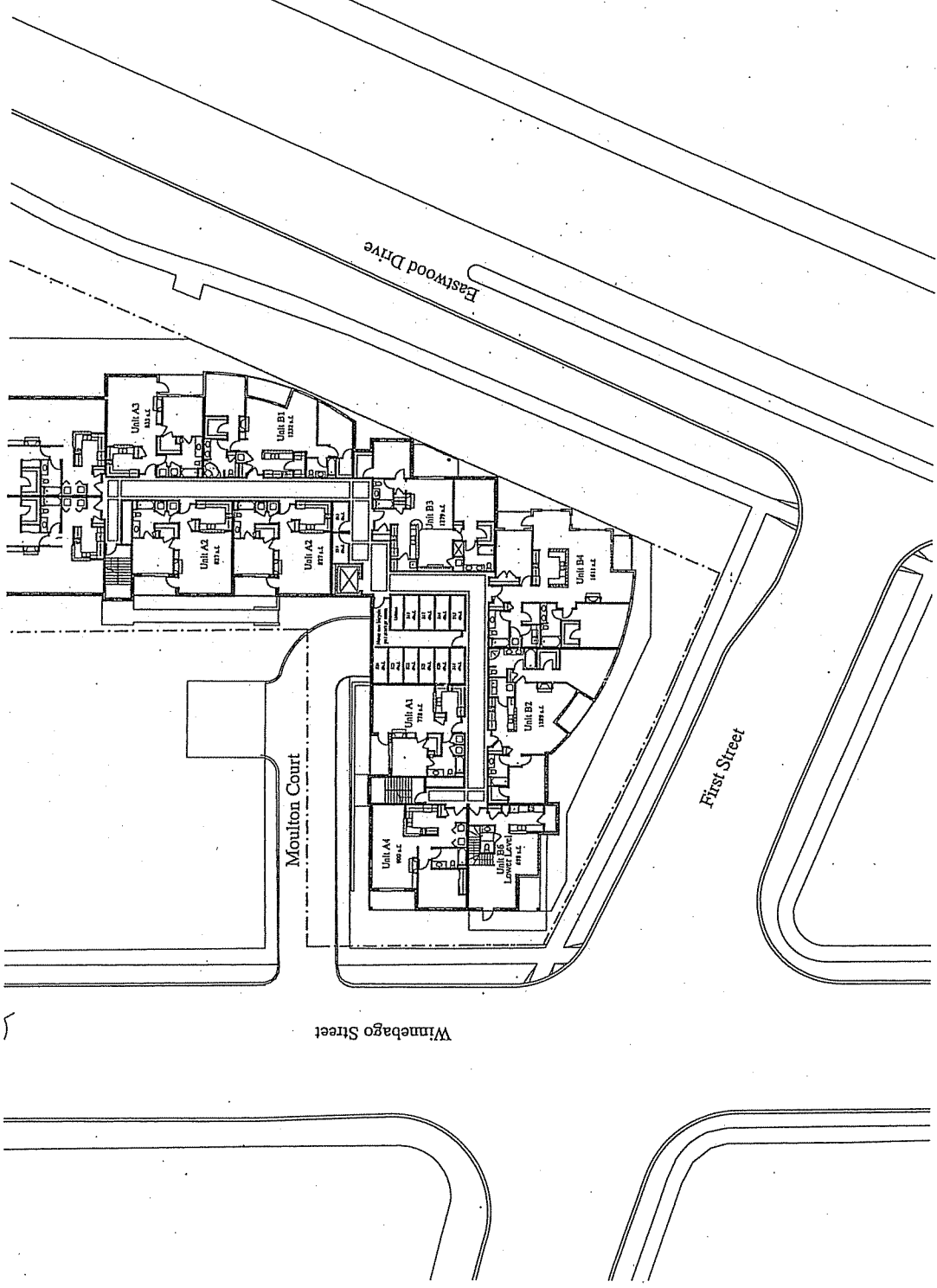
URBAN DESIGN SUBMISSION DOCUMENTS
Kennedy Point Condominiums
Madison, Wisconsin
A Residential Development by Krupp Construction, Madison, Wisconsin

Revisions:	Date:	Description:

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Sheet Title:

Second / Third Level Pl



Second / Third Level Plan
Scale: 1/4" = 1'-0"

11-01

Date: 31 August 2005

Sheet Number:



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Sheet Title: Fourth Level Plan

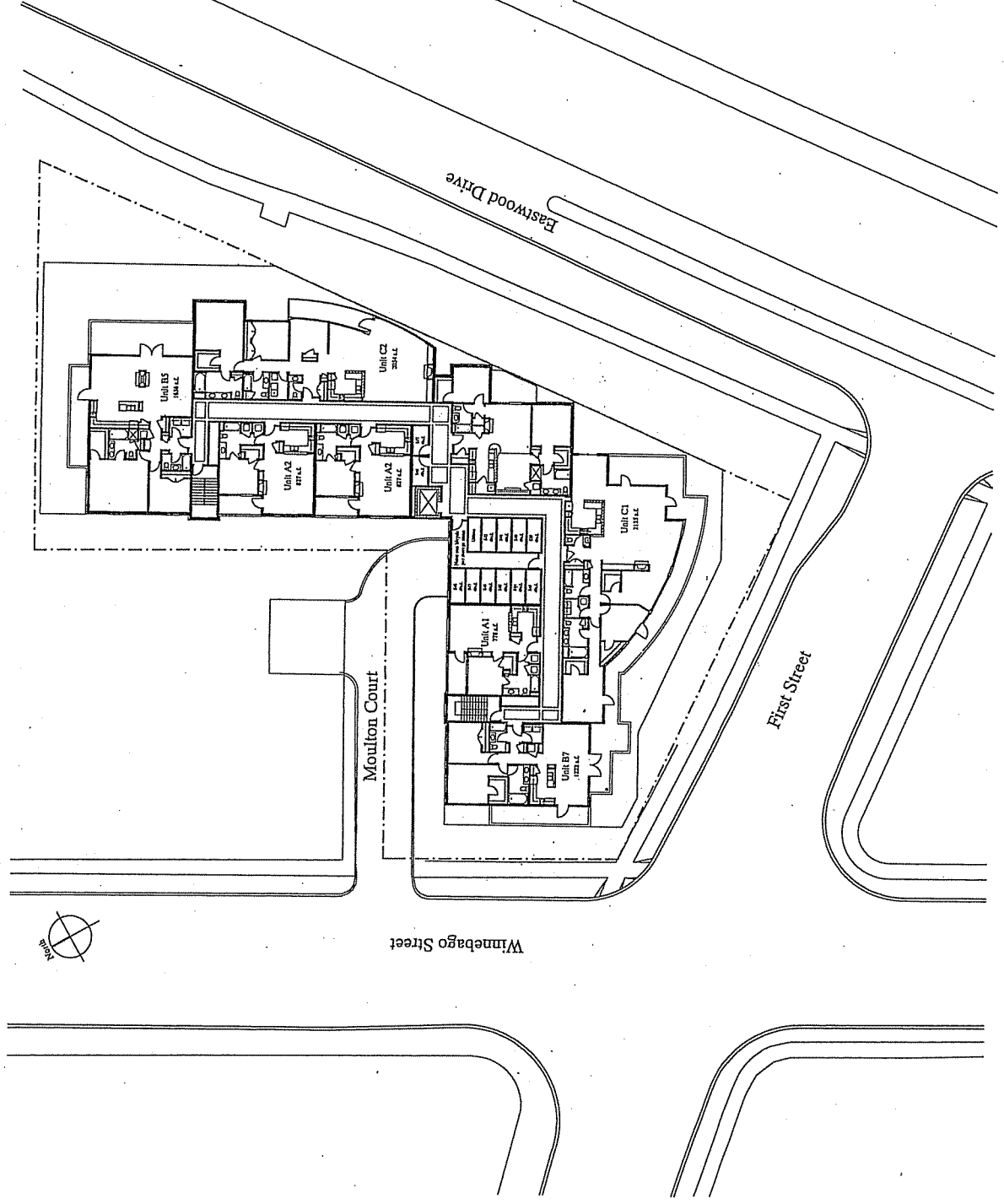
URBAN DESIGN SUBMISSION DOCUMENTS

Kennedy Point Condominiums
Madison, Wisconsin
Residential Development by Krupp Construction Madison, Wisconsin

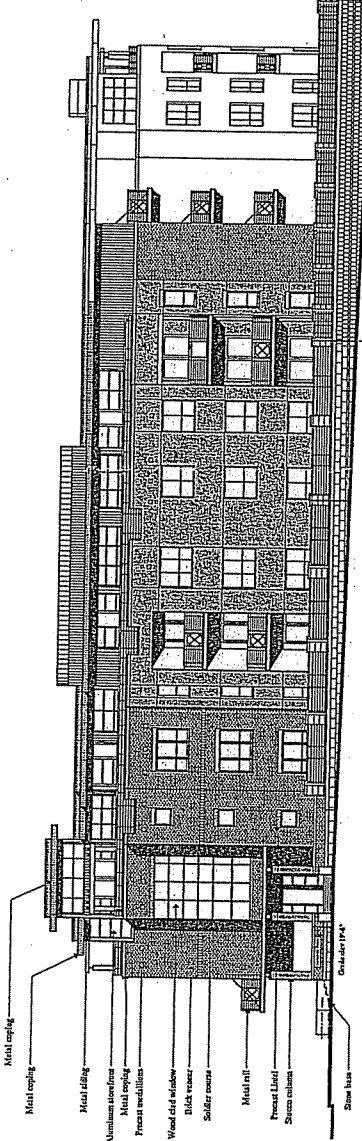
Revisions:	Date:	Description:

Simonson Germany/Gensheimer Associates, Inc.
1190 West Blvd. Hills Dr., NE Suite 165, Atlanta, GA 30329
Phone: 404-634-4666 Fax: 404-634-4788

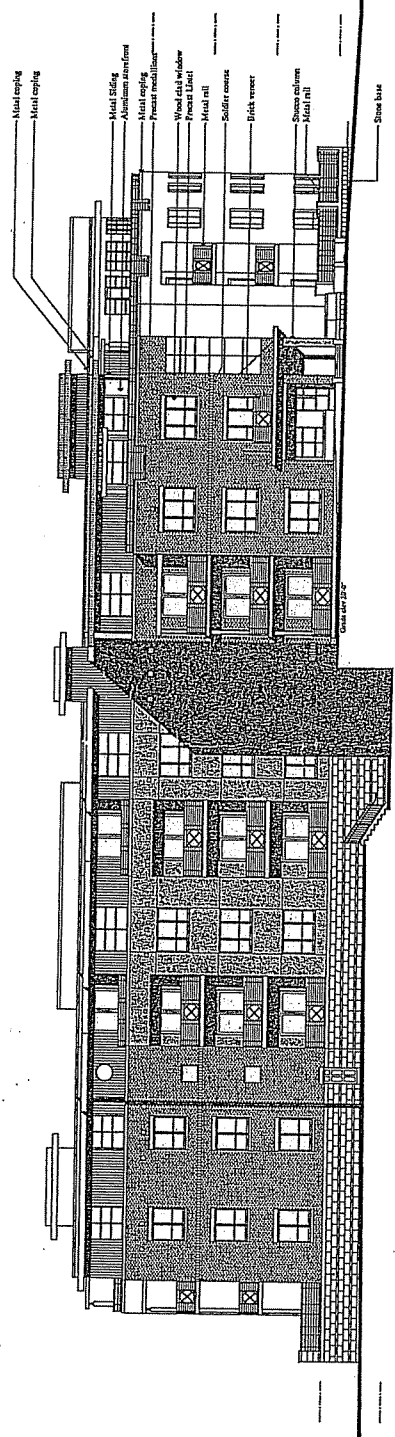
Fourth Level Plan
Scale 1/8" = 1'-0"



11-10



South Elevation - First Street
 Scale: 3/16" = 1'-0"



West Elevation - Winnebago Street
 Scale: 3/16" = 1'-0"

1190 West Druid Hills Dr., NE, Suite 1-65 Atlanta, GA 30329
 Telephone: 404-634-4466
 Facsimile: 404-634-4433

Simonson, Germany, Nonemaker + Associates, Inc.
 Planning, Architecture, Landscape Architecture

URBAN DESIGN, SUBMISSION DOCUMENTS
 Kennedy Point Condominiums
 Madison, Wisconsin
 A Residential Development by Krupp Construction Madison, Wisconsin

Revisions:
 Date: _____
 Description: _____

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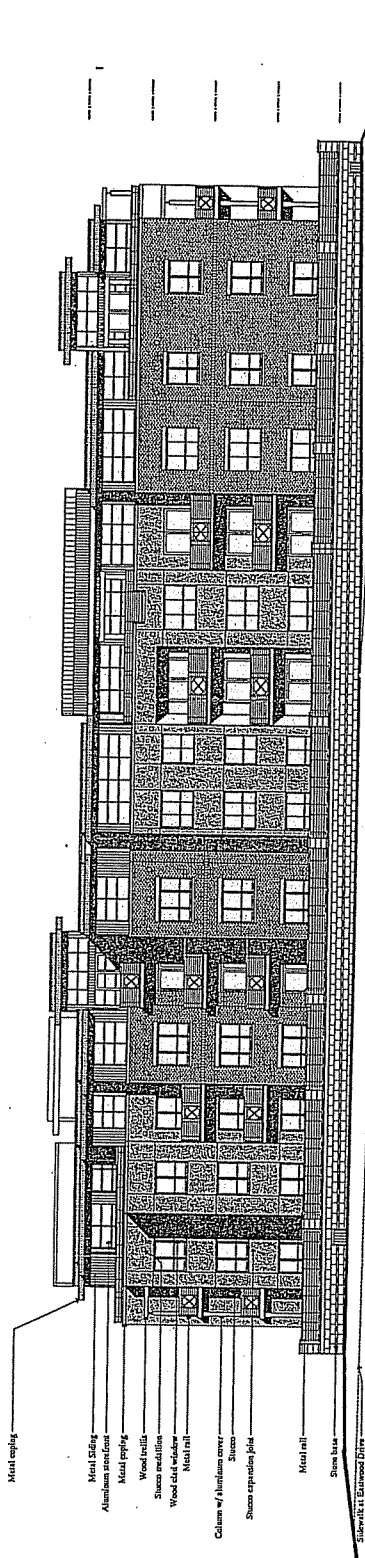
Sheet Title:
 Exterior Elevations

Date:
 31 August 2005

Sheet Number:
 A5

SGN+HA
 Used for Construction

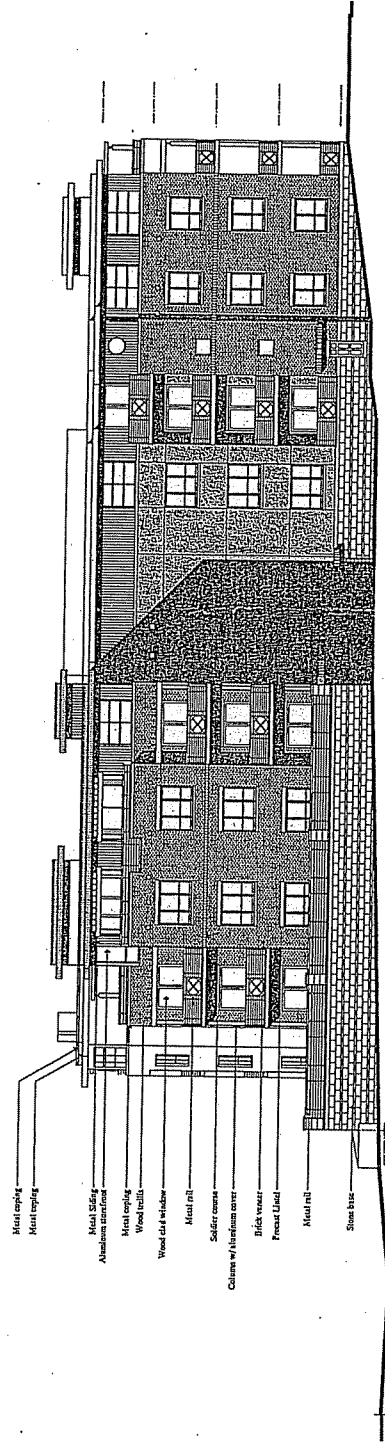
10-11



- Metal coping
- Metal siding
- Aluminum trim/finish
- Metal coping
- Wood panels
- Stucco insulation
- Wood door/window
- Metal rail
- Columns w/ aluminum cover
- Stucco
- Stucco expansion joint
- Metal rail
- Stone base
- Stucco w/ Eastwood Drive

East Elevation - Eastwood Drive

Scale 3/32" = 1'-0"



- Metal coping
- Metal coping
- Metal siding
- Aluminum trim/finish
- Metal coping
- Wood panels
- Wood door/window
- Metal rail
- Solids cover
- Columns w/ aluminum cover
- Block window
- Stucco Lead
- Metal rail
- Stone base

North Elevation

Scale 3/32" = 1'-0"

Revisions:

Date	Description

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Sheet Title:
 Exterior Elevations

Date:
 31 August 2005

Sheet Number:

10-11