



City of Madison

Proposed Demolition & Rezoning

Location
2048-2100 Winnebago Street

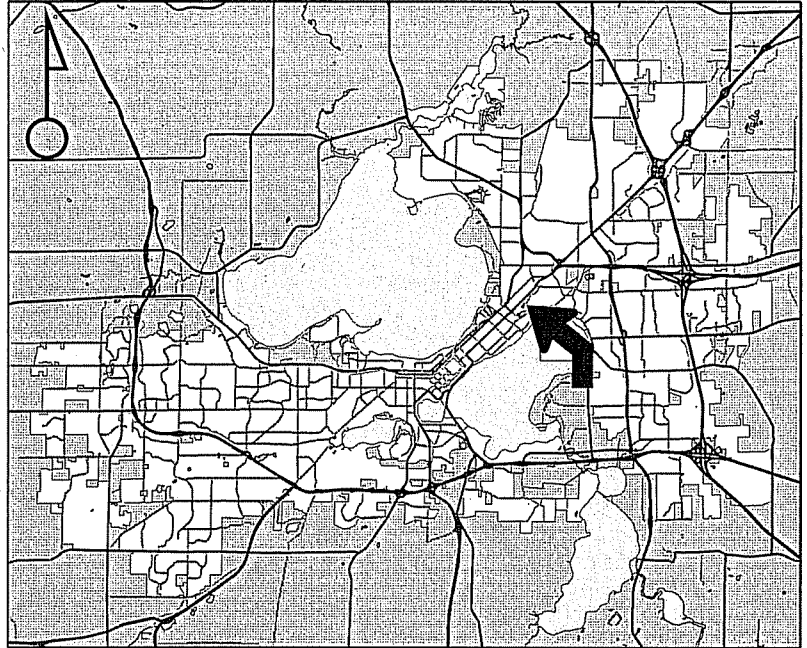
Applicant
John R. Young - Accipiter Properties, Inc/
Jim Glueck - Glueck Architects

From: R5, C3 & M1 To: PUD-GDP

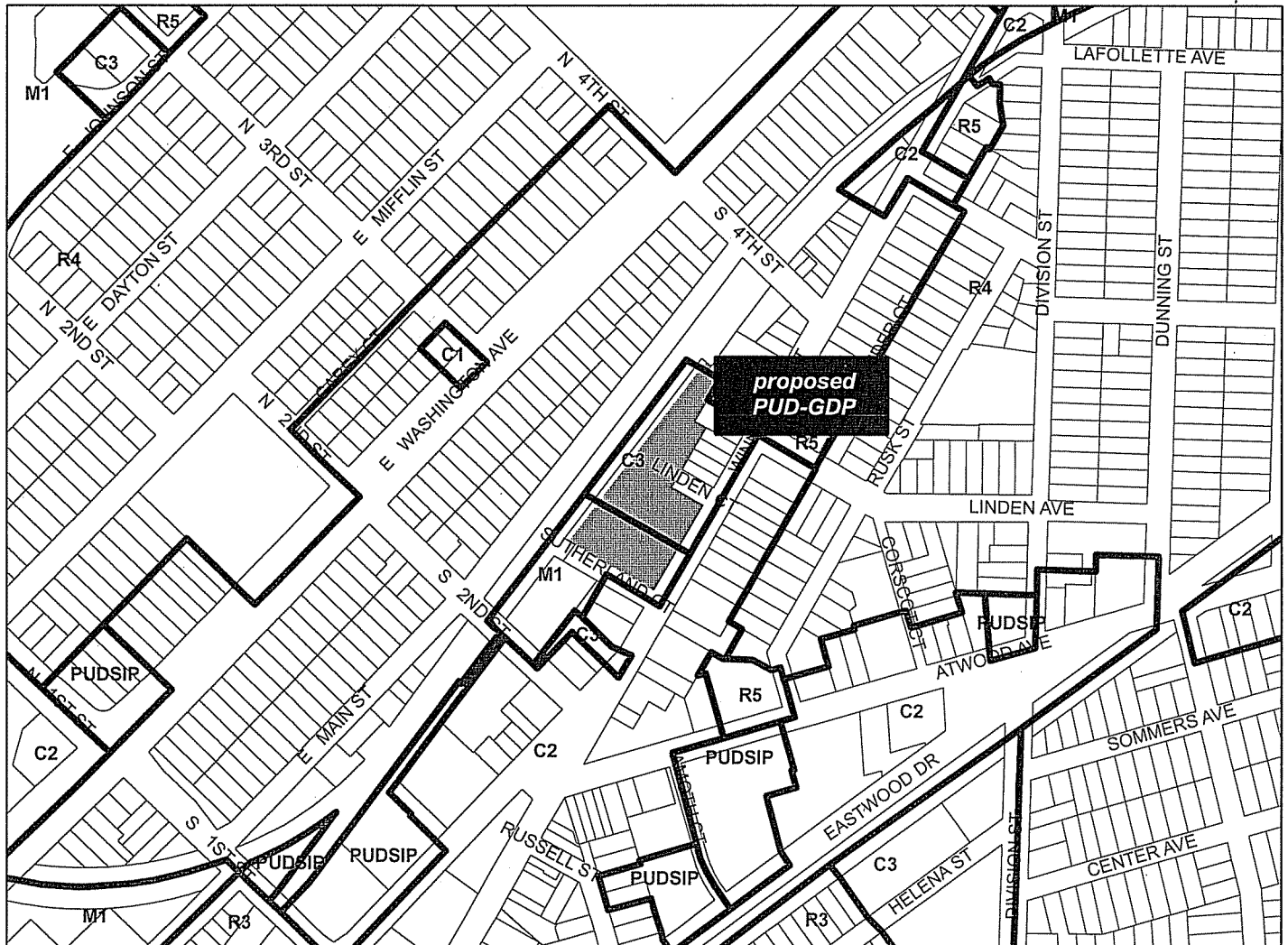
Existing Use
Commercial Buildings

Proposed Use
Future demolition of 2 commercial buildings
to allow future construction of 4-story
mixed-use bldg. with 22,000 sf of
commercial space and 65 apartments

Public Hearing Date
Plan Commission
09 January 2012
Common Council
17 January 2012

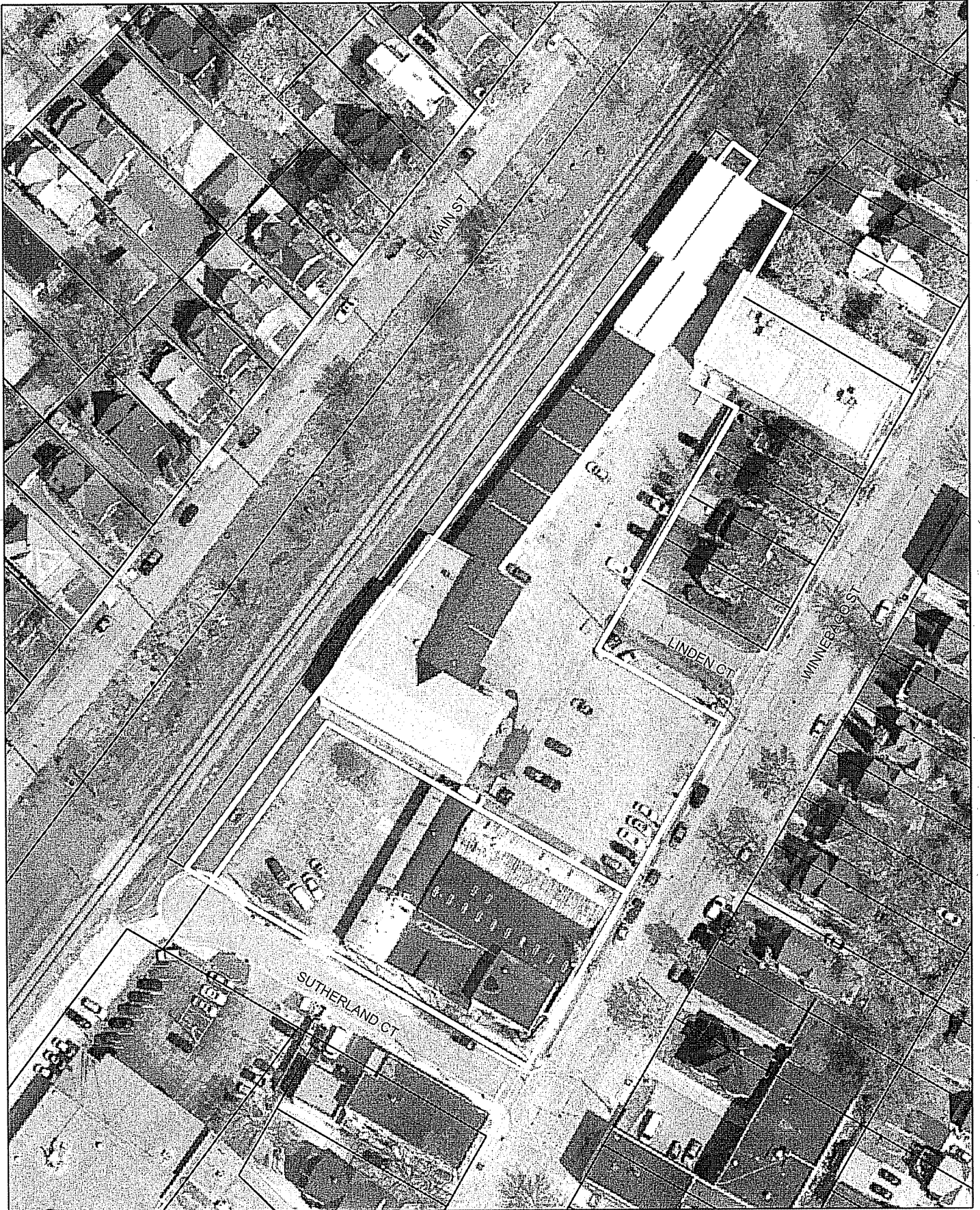


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 20 December 2011





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 except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- 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 Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
GQ _____	
Zoning District _____	
For Complete Submittal	
Application _____	Letter of Intent _____
IDUP _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Ngrbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. Project Address: 2048 AND 2100 WINNEBAGO ST. Project Area in Acres: 1.80

Project Title (if any): WINNEBAGO MIXED USE DEVELOPMENT

2. This is an application for: PUD/GDP

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	Rezoning to or Amendment of a PUD or PCD District: <input checked="" type="checkbox"/> Ex. Zoning: <u>M1/C3/R5</u> to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan	
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input checked="" type="checkbox"/> Other Requests (Specify): <u>DEMOLITION PERMIT</u>

3. Applicant, Agent & Property Owner Information:

Applicant's Name: JOHN R. YOUNG Company: ACCIPITER PROPERTIES, INC.

Street Address: 1882 E. MAIN STREET #201 City/State: MADISON, WI Zip: 53704

Telephone: (608) 244-6337 Fax: (608) 244-6337 Email: john@accipiterproperties.com

Project Contact Person: JIM GUECK Company: GLUECK ARCHITECTS LLC

Street Address: 116 N. FEW ST. City/State: MADISON, WI Zip: 53703

Telephone: (608) 251-2551 Fax: (608) 251-2550 Email: glueckarch@sbcglobal.net

Property Owner (if not applicant): N/A

Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

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

STRUCTURES AND CONSTRUCTION OF MIXED USE COMMERCIAL/RESIDENTIAL BUILDING

Development Schedule: Commencement NOV 2012 Completion FALL 2013

5. Required Submittals:

- 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:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: 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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee: \$1450** See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*
- Electronic Submittal:** 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 Adobe Acrobat PDF files 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 unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

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 SHENK-ATWOOD NEIGH. BUS. DIST. MASTER Plan, which recommends: REDEVELOPMENT FOR ARTIST STUDIOS, ART RELATED RETAIL, PROFESSIONAL OFFICES AND HOUSING for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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:
MARSHA RUMMEL (8-30-11) SHENK-ATWOOD-STARKWEATHER-YAHARA NEIGHBORHOOD ASSOC. (8-30-11)
 - NOTE: 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 and Planning Division staff; note staff persons and date.
 - Planning Staff: BRAD MURPHY HEATHER STOUPEK Date: 7-19-11 Zoning Staff: MATT TUCKER Date: 7-19-11
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name John R Young Date 11-8-11

Signature John R Young Relation to Property Owner same

Authorizing Signature of Property Owner John R Young Date 11-8-11

Effective May 1, 2009

November 9, 2011

Planning & Development
215 Martin Luther King Jr. Blvd.
Madison, WI. 53701

RE: Letter of Intent - Re-Zone to PUD-GDP
2048 and 2100 Winnebago Street

It is the intent of Accipiter Properties, Inc. and Movin' Out, Inc., as joint development partners, to redevelop the above site into a mixed use residential and commercial development. The existing buildings at this site include the Winnebago Studios artist studio building at 2048 and a multitenant commercial structure at 2100. These buildings are to be demolished as a part of this development. The proposed redevelopment is located on an 1.8 acre site (78,504 sq.ft.) located at 2048 and 2100 Winnebago Street. The redevelopment will include one four-story building containing a total of 60 to 65 apartments and approximately 22,000 square feet of commercial space. A minimum of 5% will be barrier free apartments designed for persons with disabilities. The building will have a mix of one-bedroom, two-bedroom and three-bedroom apartments. There will be between 50 and 60 parking spaces beneath the building and between 70 and 85 parking spaces on the surface. Approximately 50 bike parking stalls will be provided. Approximately 8,000 square feet of usable open space. The fourth story of the building will include areas that will be set back approximately 6 feet from the street facade. Balconies will be provided for many of the apartment units. The commercial space will have storefronts engaging Winnebago Street.

The residential portion of the development will be funded in part by WHEDA Funds combined with conventional debt financing. The commercial portion of the development will be funded in part by New Markets Tax Credits and/or conventional debt financing. The entire project will benefit from Tax Incremental Financing.

We have met twice with neighborhood groups and plan to continue to meet as the project develops.

The project will begin construction in November 2012 and will be ready for occupancy in the fall of 2013.

Development Team:

Developer of Housing Portion:	Movin' Out, Inc. 600 Williamson Street Madison, WI. 53703 251-4446 #8, 819-0623 FAX
Developer of Commercial Portion:	Accipiter Properties, Inc. 1882 East Main Street Suite 201 Madison, WI. 53704 244-6337 , 244-6337 FAX
Architect:	Glueck Architects LLC 116 North Few Street Madison, WI. 53703 251-2551, 251-2550 FAX
Attorney:	Not yet selected
General Contractor/Landscaper:	Not yet selected

LEGAL DESCRIPTION

2048 Winnebago:

Parcel A: Lots 5 and 6, Block 2, Tierney addition to Madison, in the City of Madison, Dane County, Wisconsin. Parcel B: Lots 7, 8, and 9, Block 2, Tierney addition to Madison, in the City of Madison, Dane County, Wisconsin

2100 Winnebago:

Lot Six (6), Block One (1), Tierney Addition to Madison, in the City of Madison, Dane County, Wisconsin except the Southeast 120 feet of 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 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; thence Southeasterly along said Northeasterly right at 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 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 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

Tax Parcel Number 251/0710-064-1603-8

ZONING TEXT FOR HOUSING/COMMERCIAL DEVELOPMENT
2048 and 2100 Winnebago Street

Planned Unit Development District

Legal Description: The lands subject to this planned unit development district shall include those described on Exhibit A, attached hereto.

A. Statement of Purpose

The Planned Unit development is established as a medium density mixed use residential/commercial district to provide flexibility in land planning. The planned unit development is established to provide for a development that includes approximately 65 dwelling units of mixed size and design. Approximately 22,000 square feet of commercial space is contemplated. Parking for both uses is to be provided, including a portion on site and a portion underneath the building structure.

B. Permitted Uses

The P.U.D. will be developed for residential and commercial purposes. The following uses are permitted:

- 1) As provided in R-5 residential district
- 2) Multi-family dwellings
- 3) Accessory Uses including but not limited to the following:
 - a) Home occupations and professional offices in a house as defined in Sec. 28.03 (2) of the City of Madison Zoning Code.
 - b) Dependency living arrangements for persons with disabilities.
- 4) Recreational play structures designed for children.
- 5) One modest-sized exterior building for storage of maintenance, grounds keeping and gardening equipment.
- 6) Commercial usage as provided in C-3 district.

C. Lot Area:

78,504 square feet

D. Building Height

Maximum building height shall be four stories.

E. Yard Requirements

Yard area shall be provided as shown on approved plans.

F. Landscaping

Site landscaping will be provided by as shown on approved plans.

G. Accessory Off-Street Parking & Loading

1. Accessory off street parking will be provided as shown on approved plans.
2. Loading space will be provided as shown on approved plans.
3. Bicycle parking shall be provided as shown on approved plans.

H. Lighting:

Site lighting will be provided as shown on approved plans.

I. Signage:

Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R-5 and C-3 Districts, or signage will be provided as approved on the recorded plans.

J. Family Definition:

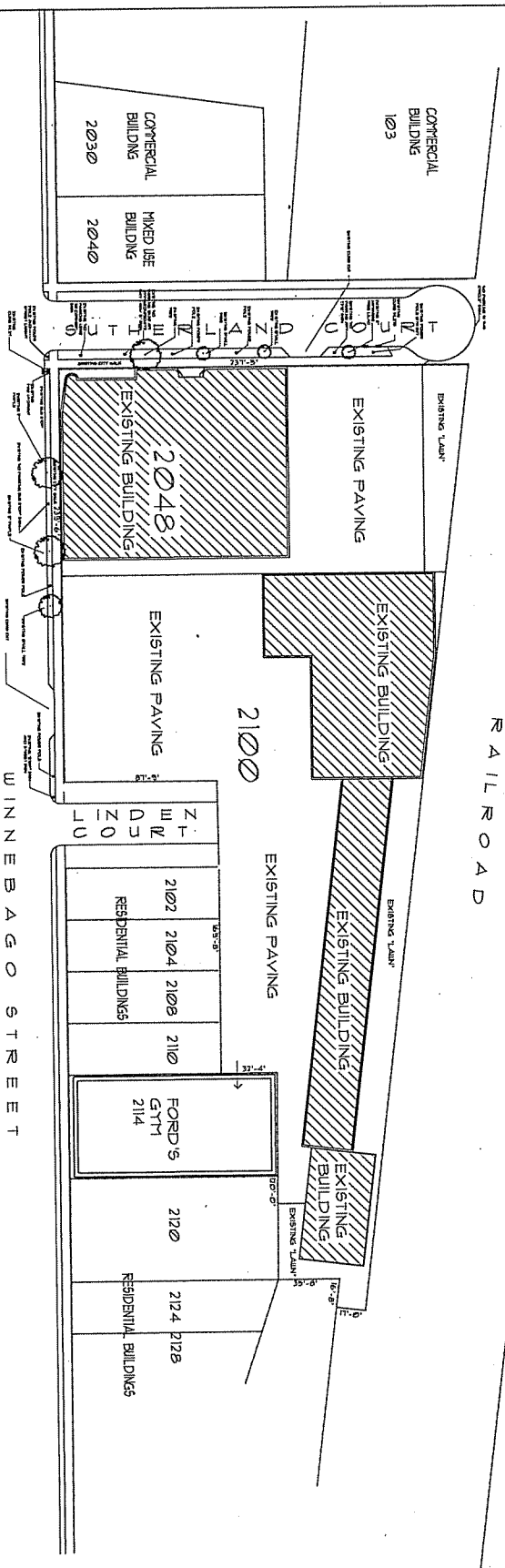
The family definition for this PUD-SIP shall coincide with the definition given in Chapter 28.03 (2) of the Madison General Ordinances for R-5 district.

K. Alterations & Revisions:

No alteration or revision of this Planned Unit Development shall be permitted unless permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue Permits for minor alterations or additions which are approved by the Director of Planning & Development and the district Alderperson and are compatible with the concept stated in the underlying General Development Plan approved by the City Plan Commission.

Exhibit A

See attached drawings, including site plan.



2021	2031	2039	2051	2051	2065	2069-2071	2075	2079	2081	2085-2087	2089	2095
COMMERCIAL BUILDINGS	COMMERCIAL BUILDINGS	MIXED USE BUILDINGS	COMMERCIAL BUILDINGS	COMMERCIAL BUILDINGS	RESIDENTIAL BUILDINGS	RESIDENTIAL BUILDINGS	RESIDENTIAL BUILDINGS	RESIDENTIAL BUILDINGS	RESIDENTIAL BUILDINGS	RESIDENTIAL BUILDINGS	RESIDENTIAL BUILDINGS	RESIDENTIAL BUILDINGS

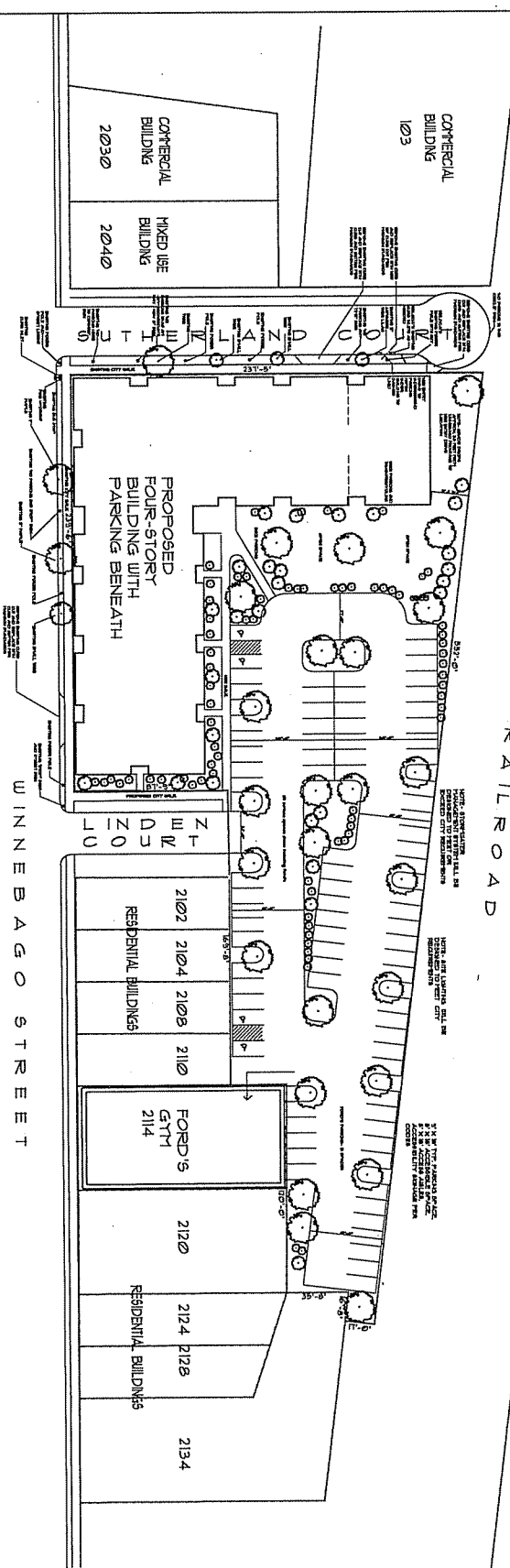
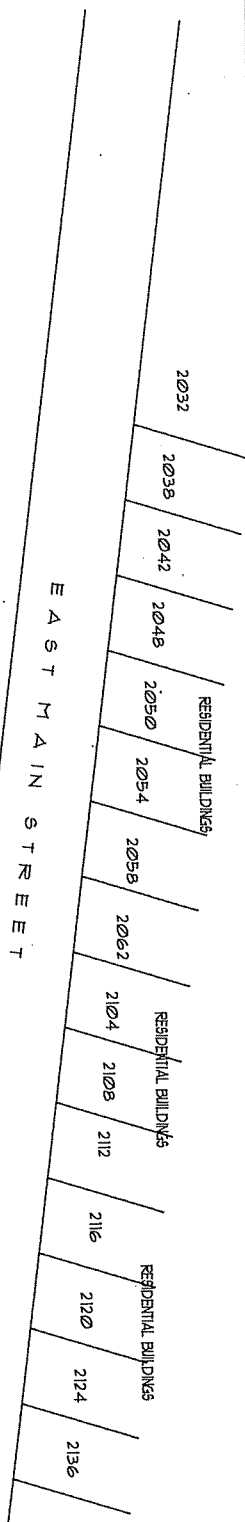
EXISTING SITE PLAN

SCALE: 0 20 40 60 80 100 FEET

WINNEBAGO MIXED USE DEVELOPMENT
 7245 7300 WINNEBAGO STREET
 WINNEBAGO, WI 53090
 ACQUIRER: PROPERTIES, INC.
 HOVOR OUT, INC.

Olueck architects
 110 North First Street, Madison, WI 53703 (608) 251-1251

NOTE: THAT PLAN IS APPROPRIATE BASED ON INFORMATION PROVIDED BY OTHERS AND DIMENSIONS TAKEN ON SITE



2021	2031	2039	2051	2057	2065	2069-2071	2075	2079	2081	2085-2087	2089	2095
COMMERCIAL BUILDINGS	COMMERCIAL BUILDINGS	MIXED USE BUILDINGS	COMMERCIAL BUILDINGS	RESIDENTIAL BUILDINGS	RESIDENTIAL BUILDINGS	RESIDENTIAL BUILDINGS	RESIDENTIAL BUILDINGS	RESIDENTIAL BUILDINGS	RESIDENTIAL BUILDINGS	RESIDENTIAL BUILDINGS	RESIDENTIAL BUILDINGS	RESIDENTIAL BUILDINGS

WINNEBAGO STREET

2102	2105	2109	2113
LINDEN	RESIDENTIAL BUILDINGS		
2095			

L I N D E N

CONCEPT SITE PLAN

SCALE: 1" = 20 FEET

0 20 40 60 80 100

11/9/11

glueck architects

1111 Madison Street, Madison, WI 53703 (608)231-1251

PARKING SPACE BREAKDOWN:

ON-ROAD PARKING: 15 TO 20

OFF-ROAD PARKING: 15 TO 20

TOTAL PARKING: 30 TO 40

NO. OF SPACES TO BE PROVIDED TO THE TOTAL: 30 TO 40

NO. OF SPACES TO BE PROVIDED TO THE TOTAL: 30 TO 40

NO. OF SPACES TO BE PROVIDED TO THE TOTAL: 30 TO 40

NOTES:

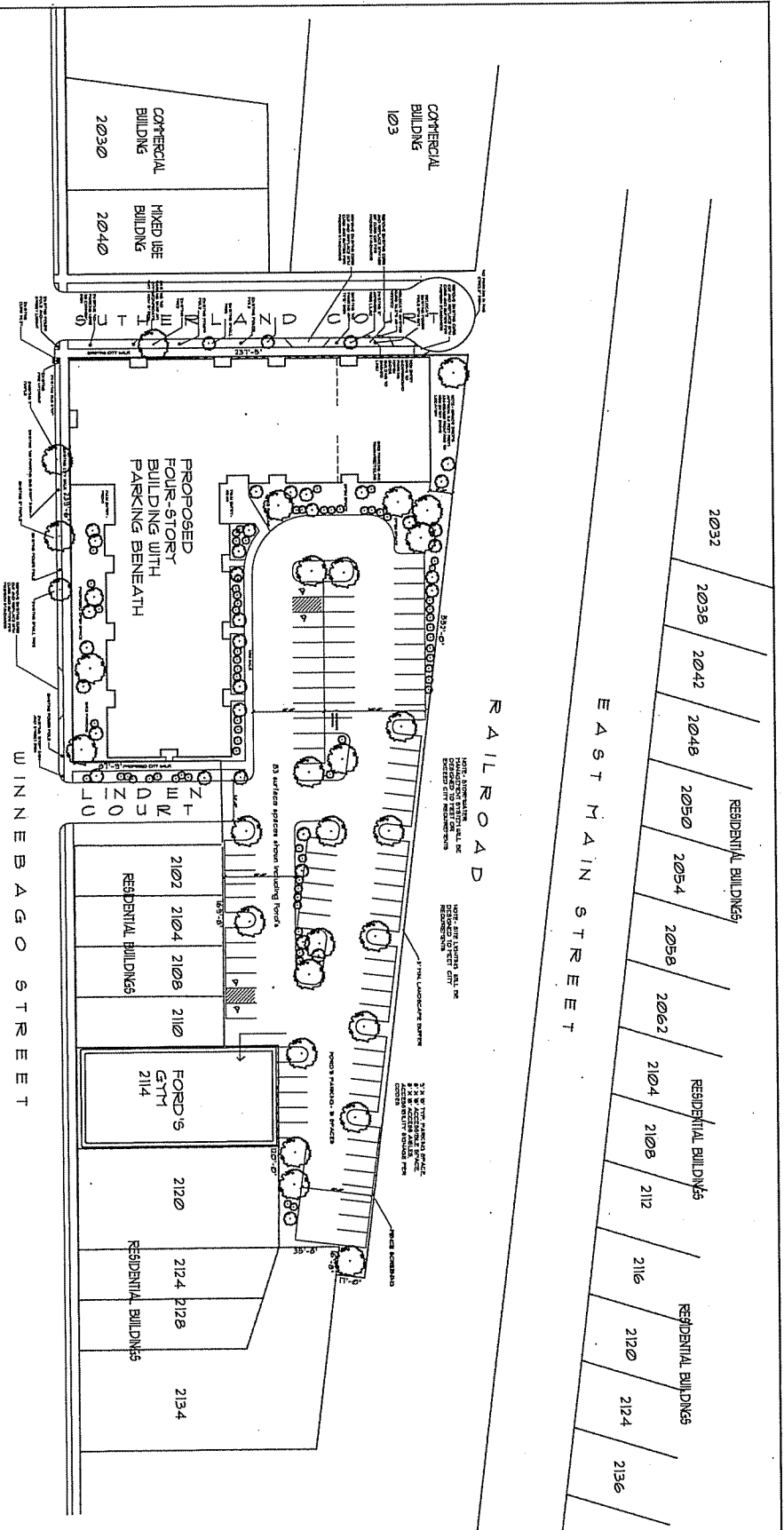
1. ALL AREAS PROPOSED SHALL REQUIRE PERMITS FROM THE CITY OF MADISON.

2. ALL AREAS PROPOSED SHALL REQUIRE PERMITS FROM THE CITY OF MADISON.

3. ALL AREAS PROPOSED SHALL REQUIRE PERMITS FROM THE CITY OF MADISON.

4. ALL AREAS PROPOSED SHALL REQUIRE PERMITS FROM THE CITY OF MADISON.

5. ALL AREAS PROPOSED SHALL REQUIRE PERMITS FROM THE CITY OF MADISON.



2021	COMMERCIAL BUILDINGS	2039	HIKED USE BUILDINGS	2051	COMMERCIAL BUILDINGS	2065	2069-2071	2075	2079	2081	2085-2087	2089	2095
2031	COMMERCIAL BUILDINGS	2039	HIKED USE BUILDINGS	2051	COMMERCIAL BUILDINGS	2065	2069-2071	2075	2079	2081	2085-2087	2089	2095

L I N D E N

2102	2105	2109	2113
RESIDENTIAL BUILDINGS			
2095			

CONCEPT SITE PLAN

SCALE: 0 20 40 60 80 100 FEET

1/9/11 WINNEBAGO HIKED USE DEVELOPMENT
12/4/11 ACQUIRER PROPERTIES, INC.
1/27/11 HOVNI OUT, INC.

glueck architects
118 North First Street, Madison, WI 53703 (608) 251-1511

EXISTING SPACES SUMMARY

EXISTING SPACES	NO TO GO
REMOVE SPACES	NO TO GO
PROPOSED TO GO TOTAL	NO TO GO

NO SHALL PROPOSED SPACES IN REDDING LIMIT AND BRYAN

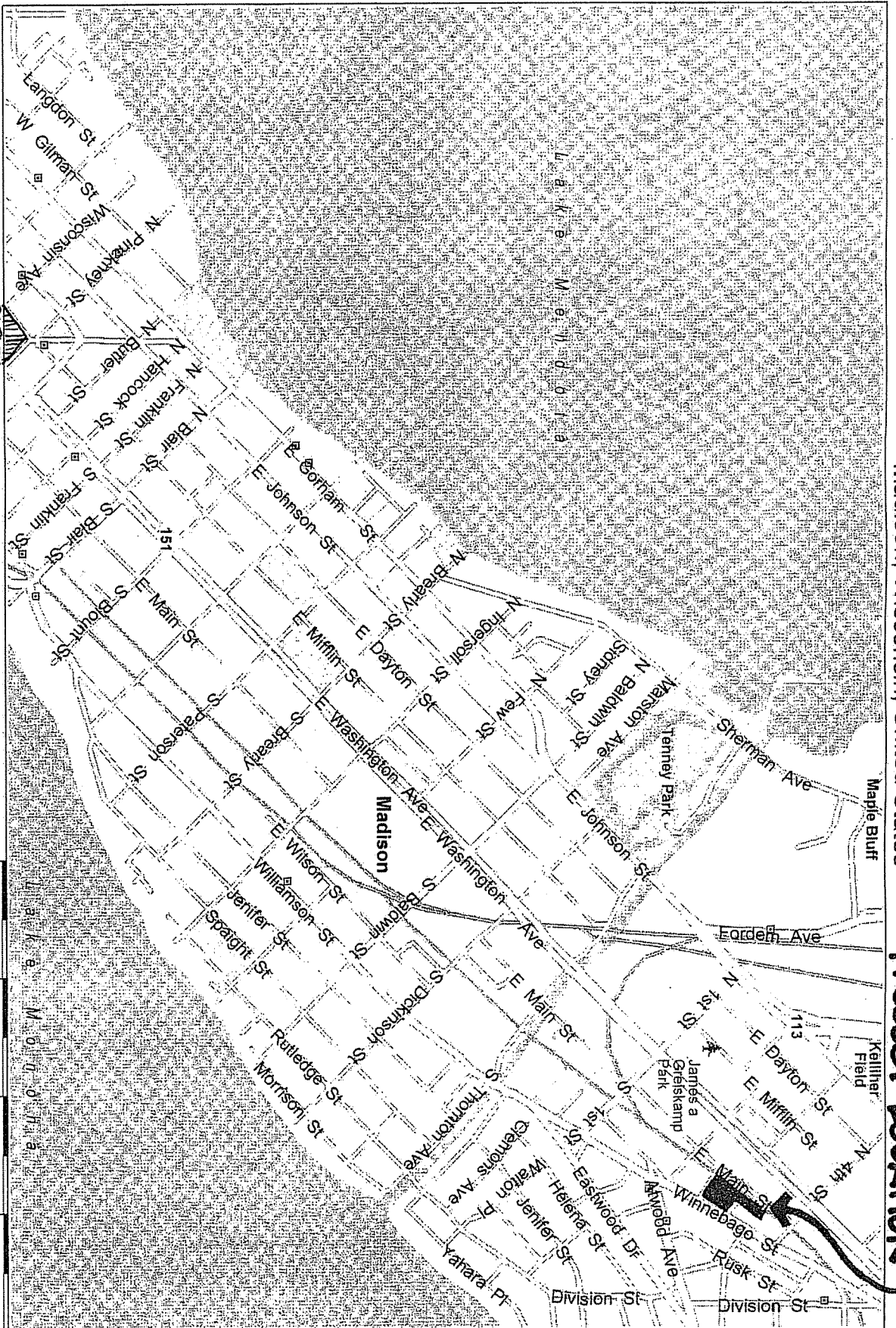
PROPOSED SPACES SUMMARY

PROPOSED SPACES	NO TO GO
REMOVE SPACES	NO TO GO
PROPOSED TO GO TOTAL	NO TO GO

NO SHALL PROPOSED SPACES IN REDDING LIMIT AND BRYAN

Madison, Wisconsin, United States

PROJECT LOCATION

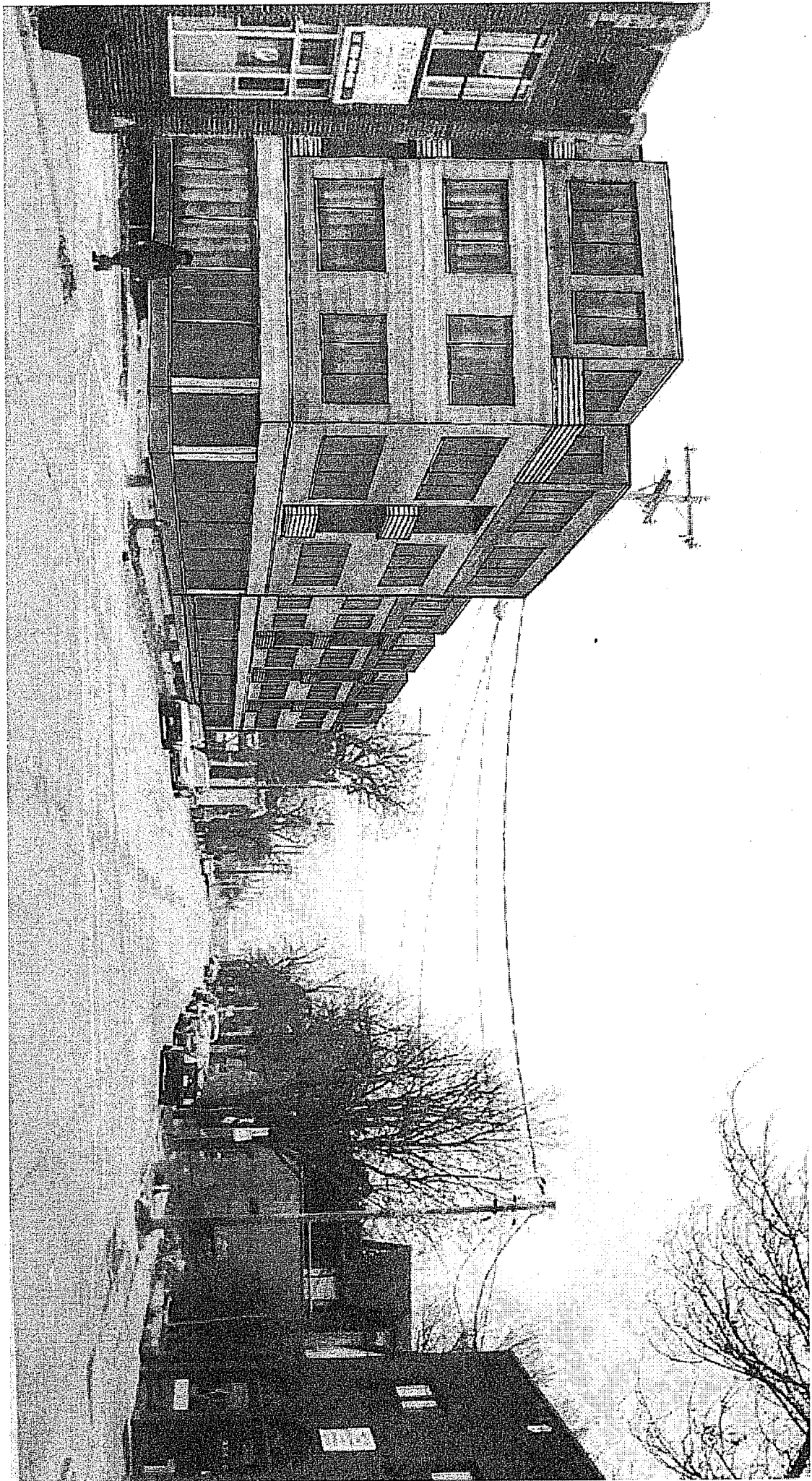


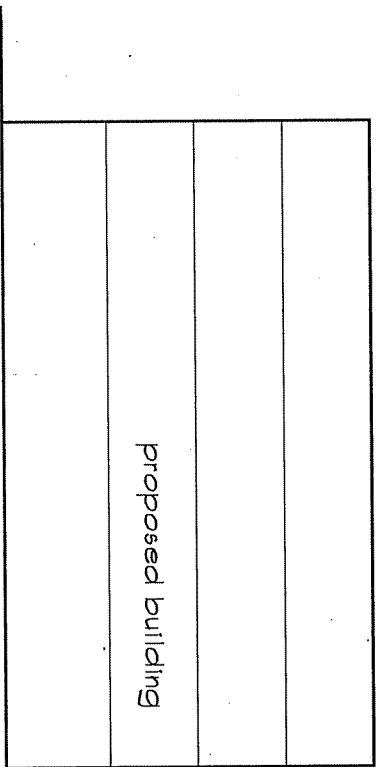
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204B & 2100 WINNEBAGO STREET

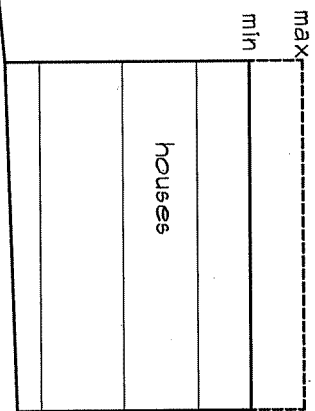
LOCATOR MAP

6-8





WINNEBAGO STREET



STREET CROSS-SECTION LOOKING NORTHEAST

