



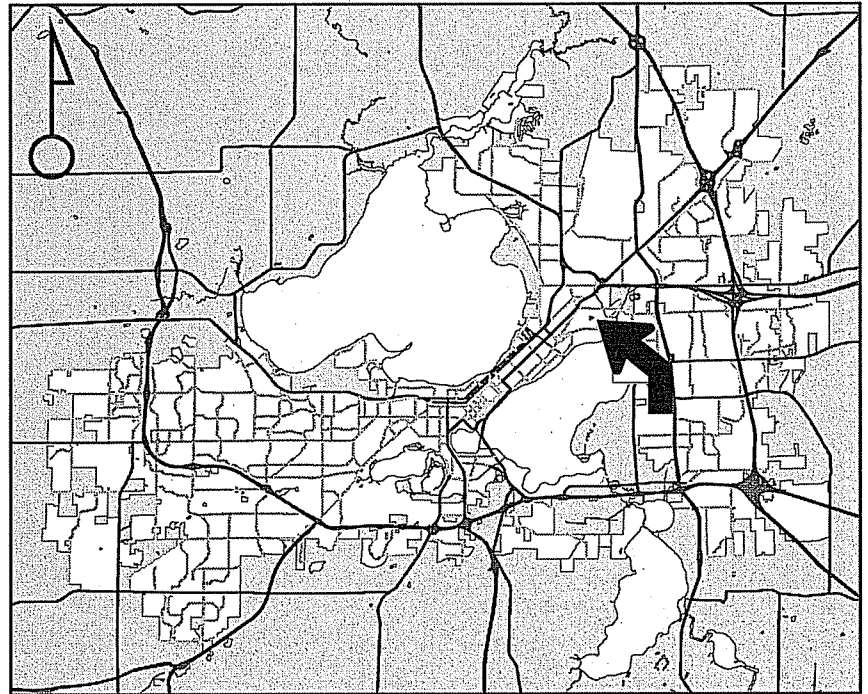
Location
 149 Waubesa Street

Project Name
 Goodman Atwood Community Center

Applicant
 Kupfer Center, LLC/Cliff Goodhart-
 Eppstein Uhen Architects

Existing Use
 Vacant Kupfer Ironworks Building

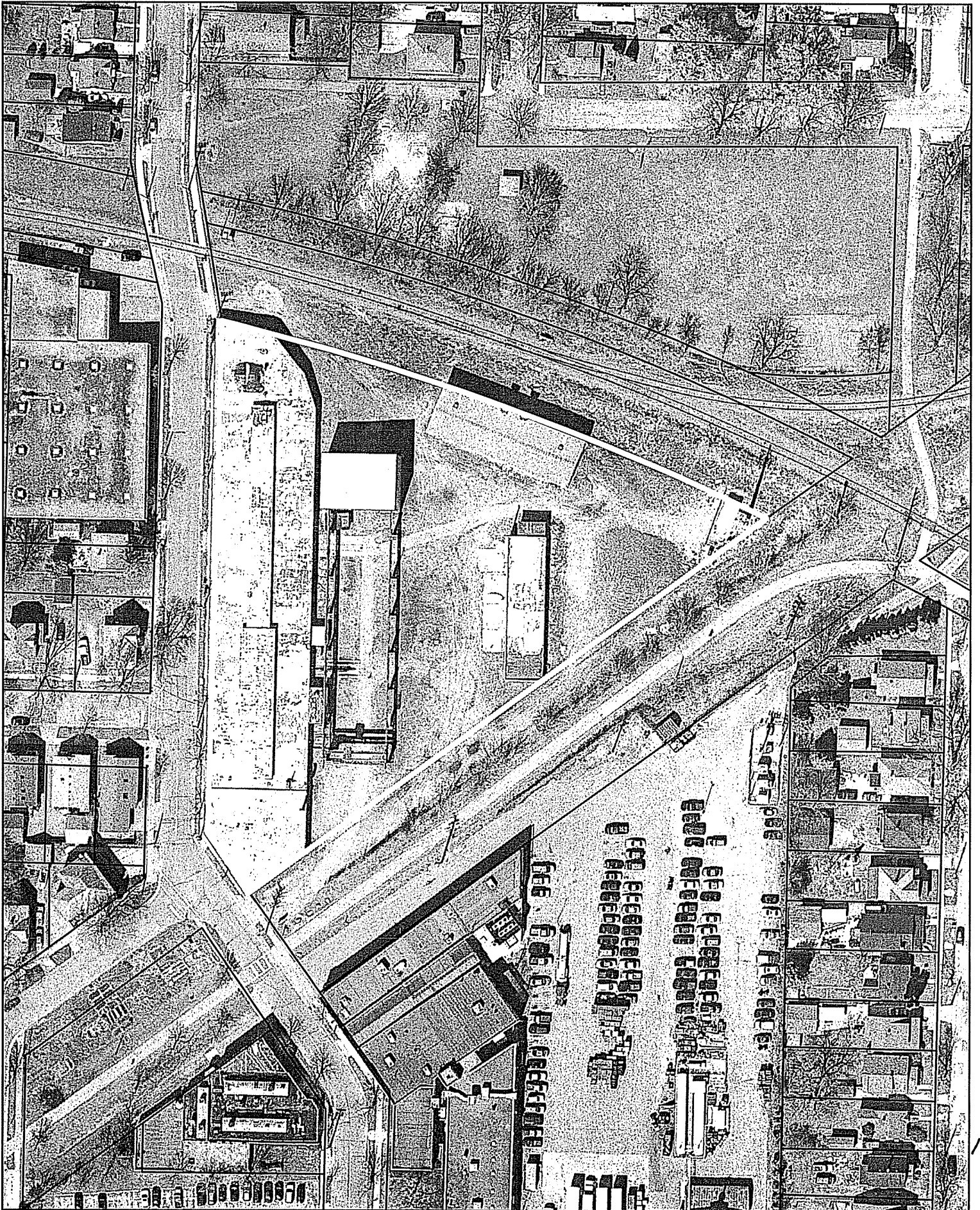
Proposed Use
 Parking Stall Reduction for
 Goodman Atwood Community Center



Public Hearing Date
 Plan Commission
 07 May 2007

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





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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 zoning applications should be filed directly with the Zoning Administrator.

| OFFICE USE ONLY: | |
|------------------------|-------------------------------------|
| Amt. Paid | 0 |
| Receipt No. | N/A |
| Date Received | 3-21-07 |
| Received By | RT |
| Parcel No. | 0710-053-0501-8 |
| Aldermanic District | 6, Judy Olson |
| GQ | RE-UE, RR Frontage |
| Zoning District | M1 |
| For Complete Submittal | |
| Application | <input checked="" type="checkbox"/> |
| Letter of Intent | <input checked="" type="checkbox"/> |
| IDUP | N/A |
| Legal Descript. | <input checked="" type="checkbox"/> |
| Plan Sets | 7 |
| Zoning Text | N/A |
| Alder Notification | <input checked="" type="checkbox"/> |
| Waiver | <input checked="" type="checkbox"/> |
| Ngrbrhd. Assn Not. | <input checked="" type="checkbox"/> |
| Waiver | <input checked="" type="checkbox"/> |
| Date Sign Issued | |

1. Project Address: 149 WAUBESA ST. Project Area in Acres: 2.5

Project Title (if any): GOODMAN ATWOOD COMMUNITY CENTER

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

| | | |
|--|---|--|
| <input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly) | | |
| <input type="checkbox"/> Rezoning from _____ to _____ | <input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP | |
| <input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP | <input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP | |
| <input checked="" type="checkbox"/> Conditional Use | <input checked="" type="checkbox"/> Demolition Permit | <input type="checkbox"/> Other Requests (Specify): _____ |

3. Applicant, Agent & Property Owner Information:

Applicant's Name: BECKY STEINHOFF Company: GOODMAN ATWOOD COMM
Street Address: _____ City/State: _____ Zip: _____
Telephone: () _____ Fax: () _____ Email: _____

Project Contact Person: CLIFF GOODHART Company: EPSTEIN WHELAN ARCHITECTS
Street Address: 222 W. WASH. AVE SUITE 650 City/State: MADISON, WI. Zip: 53703
Telephone: (608) 442-5350 Fax: (608) 442-6680 Email: cliffg@ewa.com

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

4. Project Information:

Provide a general description of the project and all proposed uses of the site: PUBLIC COMMUNITY CENTER. SENIOR CENTER. PRE-SCHOOL. AFTER SCHOOL. TEEN CENTER. PUBLIC MEETINGS.

Development Schedule: Commencement APRIL 2007 Completion SEPT. 2008 10

CONTINUE →

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: For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.

- Filing Fee:** \$ 700.00 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.* V/A

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

- For any applications proposing demolition of existing buildings, **photos** of the interior and exterior 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 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 the: _____ Plan, which recommends: _____ 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:

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

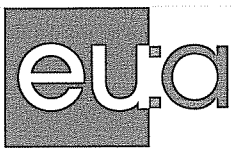
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner BRAD Murphy Date 2/23/07 | Zoning Staff Matt Tucker Date 2/23/07

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

Printed Name CLIFF GOODHART Date 3.21.07
Signature [Signature] Relation to Property Owner ARCHITECT

Authorizing Signature of Property Owner [Signature] Date 3/26/07 10
Effective June 26, 2006



March 23, 2007

Madison Plan Commission

Re: Goodman Atwood Community Center. City of Madison Plan Commission submittal.

The Goodman Atwood Community Center will be located at 149 Waubesa Street, the former location of the Kupfer Ironworks building. The project consists of the 36,000 s.f. existing Ironworks building and a new 11,500 s.f. gymnasium building. The site is organized around a large green outdoor area, including a secure preschool play yard, and a 43-car parking lot. The current design includes a large rain garden for handling stormwater. This feature will hold stormwater as well as allowing plantings to help filter the stormwater.

The City of Madison Zoning ordinance requires approximately 102 parking stalls for the size and type of use proposed. The current design provides 43 parking stalls. To mitigate this, discussions are underway with Madison Kipp and St. Bernard's Parish for overflow and event parking. In addition, the Community Center has approached Madison Metro to inquire about the feasibility of bus service down Waubesa street to help with the transportation needs of their users.

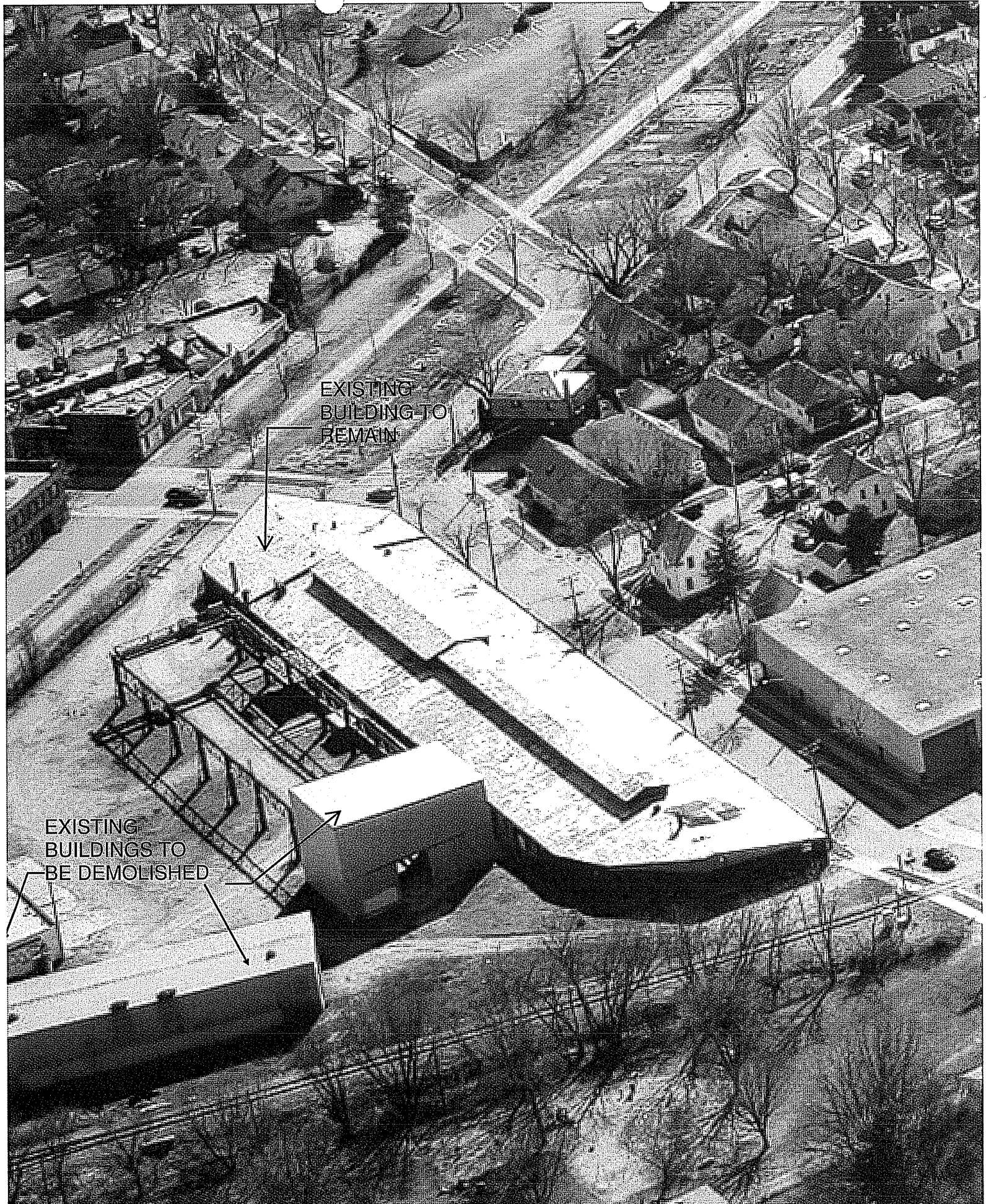
At this point, the landscape design is very conceptual, contingent upon approval of the parking count. The landscape design will be coordinated with the work by the City to improve stormwater management and traffic flow at the entrance to the site. In addition, The Goodman Atwood Community Center intends to create a feature off of the bike path to welcome users onto the site as well as providing a rest area for users of the bike path.

The existing property has some toxic material that will be remediated, including a significant amount of soil around the Gantry Crane. Two buildings currently on site will be demolished. One of these buildings is a metal pre-fabrication type building that will be sold and re-assembled off-site. The other building is a simple concrete block garage that will be demolished. We are working with Madison Environmental Group to develop a construction re-use recycling plan.

Sincerely,

Cliff Goodhart, AIA
Senior Project Manager

CPG/bab/L1-City of Madison.doc

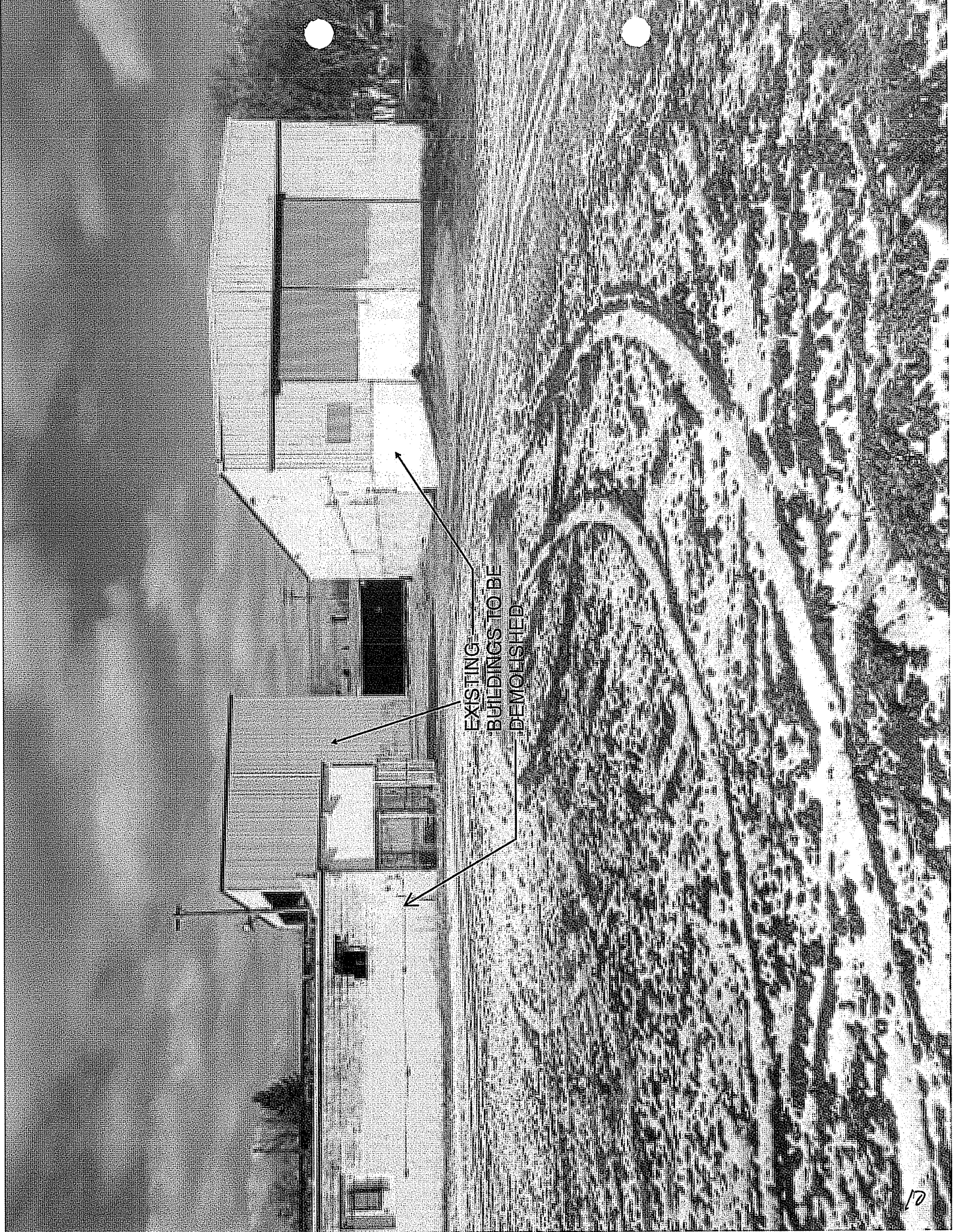


EXISTING
BUILDING TO
REMAIN

EXISTING
BUILDINGS TO
BE DEMOLISHED

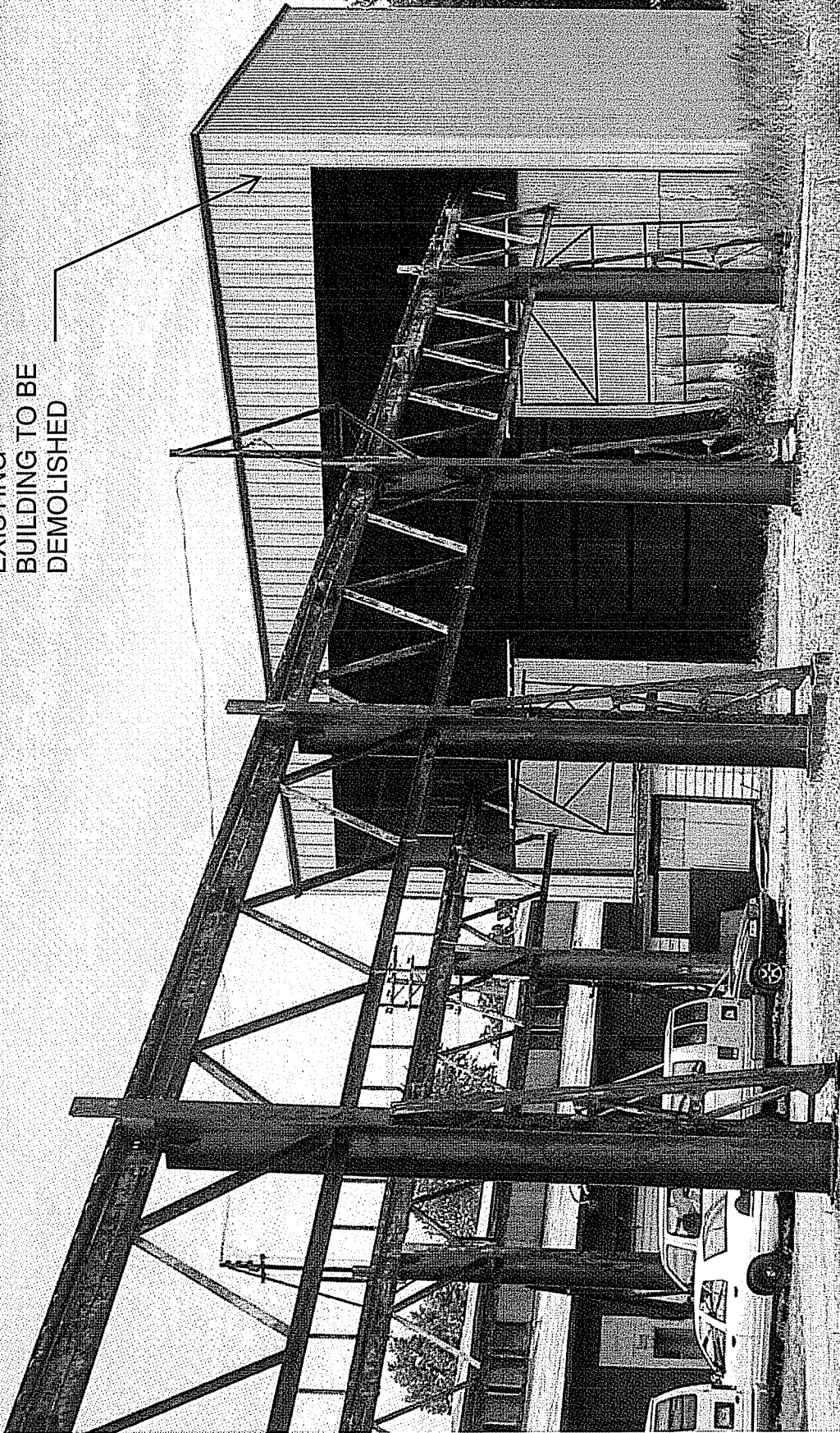
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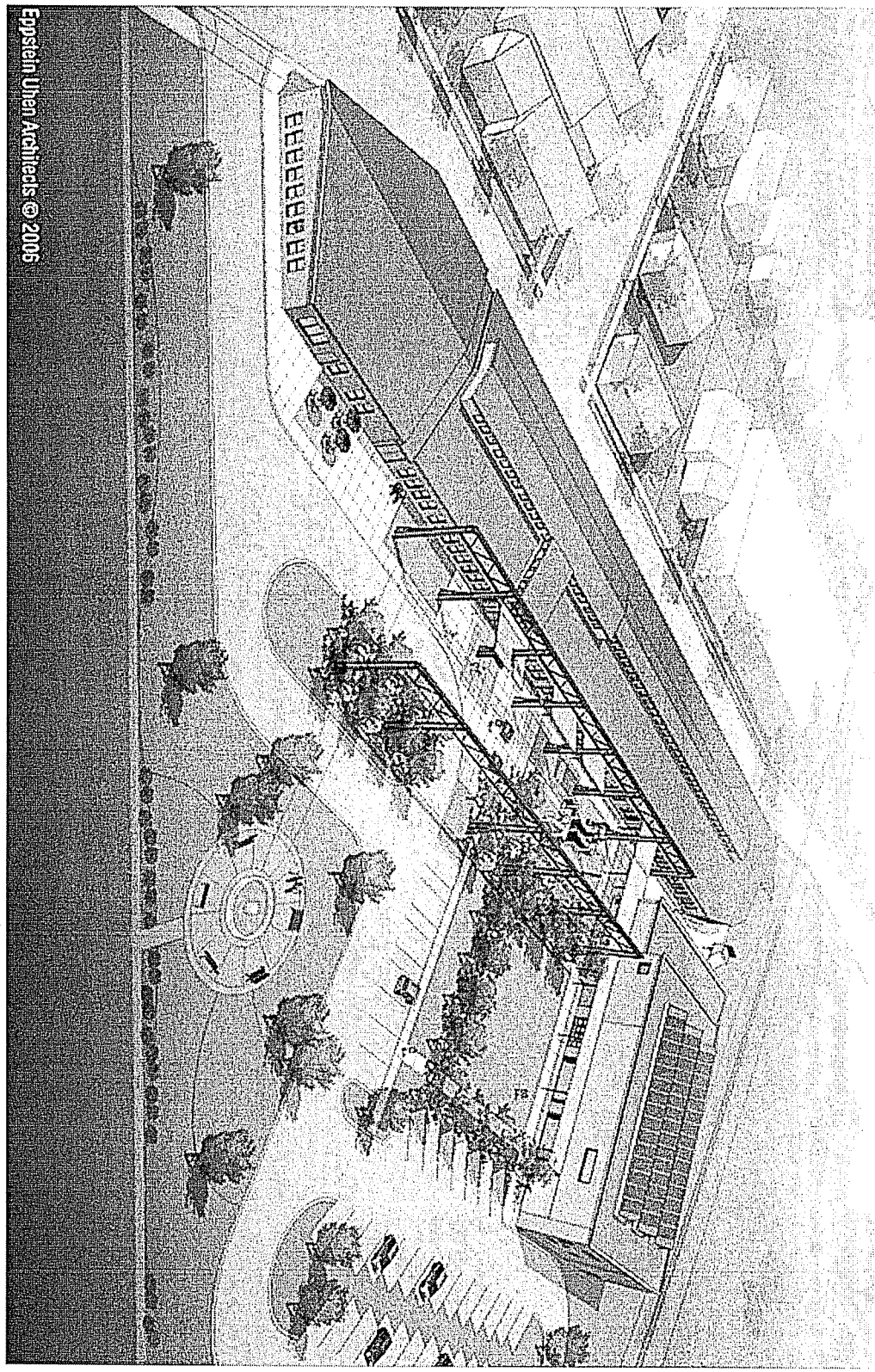
EXISTING BUILDINGS TO BE DEMOLISHED

EXISTING
BUILDING TO BE
DEMOLISHED



EXISTING
BUILDING TO
BE REMOVED





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