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Land Use Application
Not for Construction



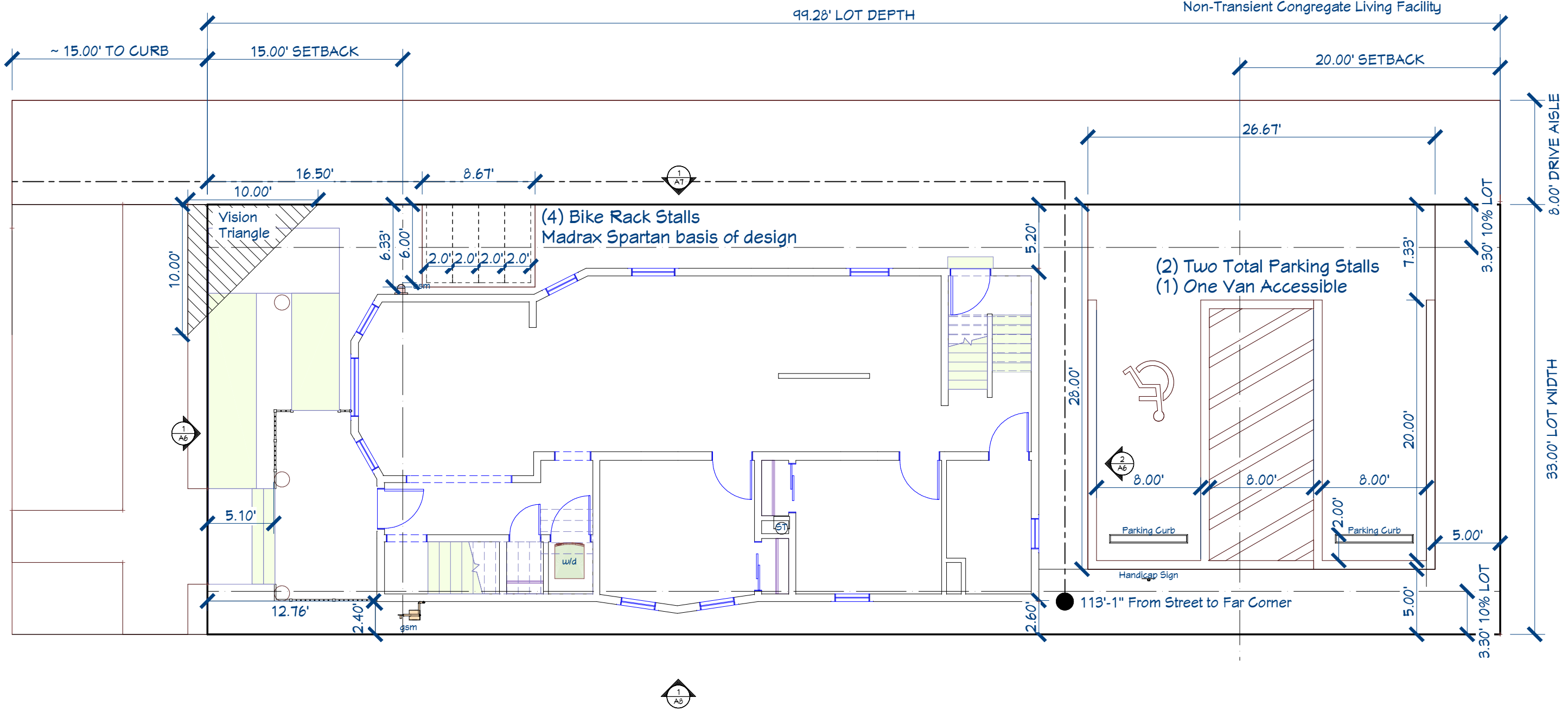
Remodel for
Madison Community Coop
14 N Hancock, Madison, WI, 53703

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project: 19007
date: 1/14/2020
drawn by:

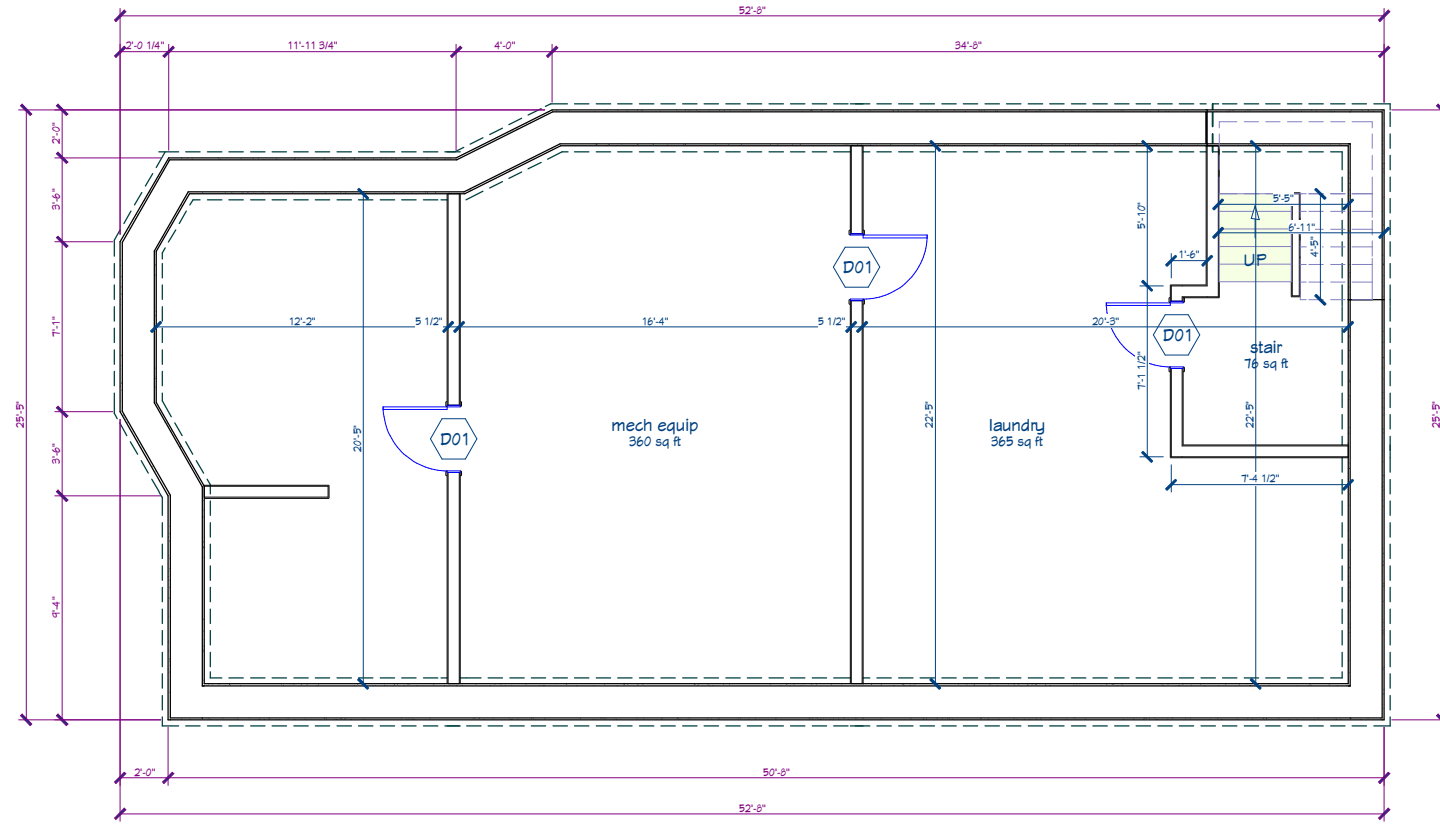
SW1

Lot Size: 3,267 SF
Building Foot Print: 1,281 SF (39% Lot Coverage)
Building Size: 5,166 SF
11 Bedroom Single Dwelling Unit
Non-Transient Congregate Living Facility

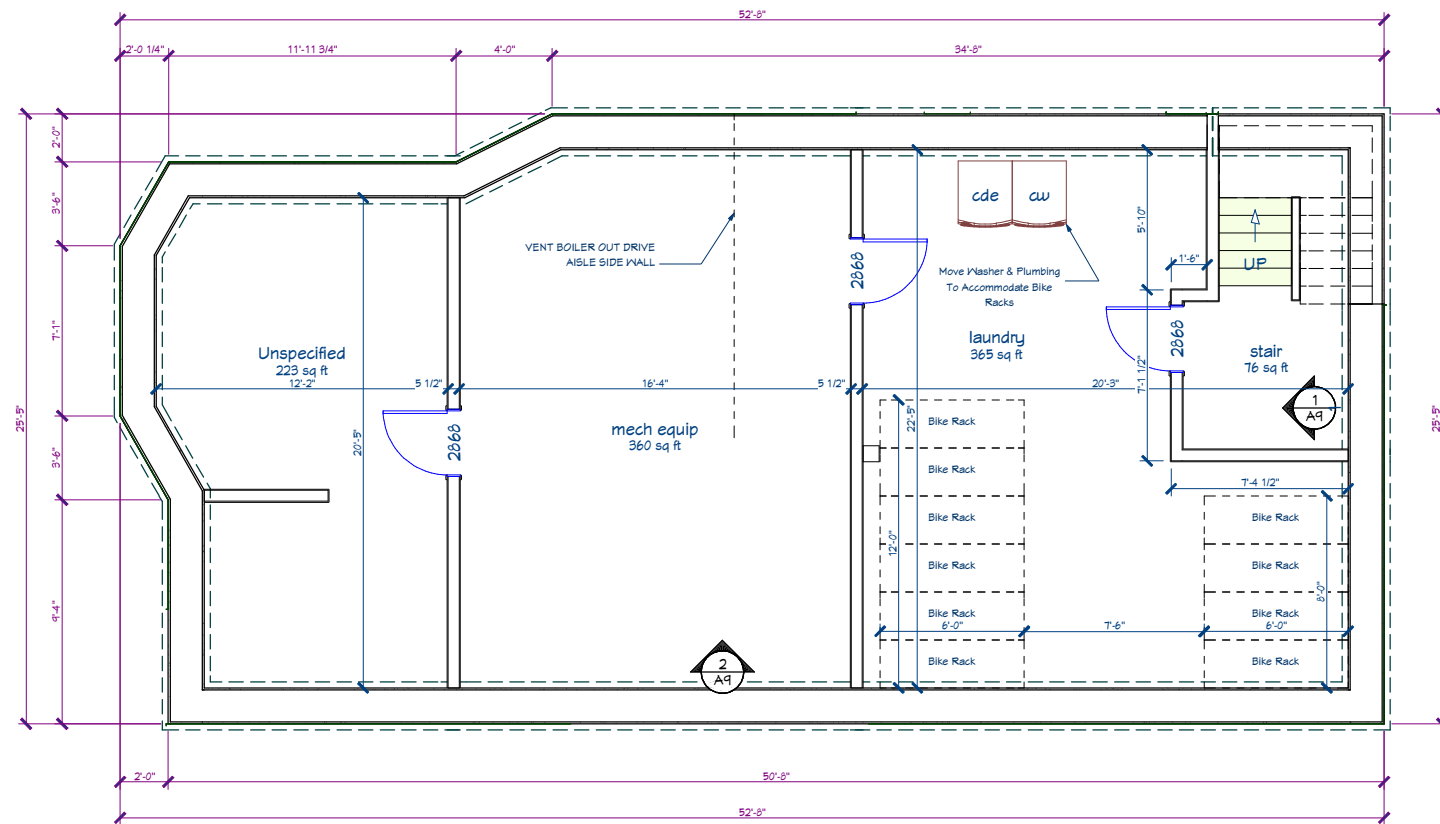


1 Sitework Plan
SCALE: 1/8" = 1'-0"

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1 Existing Basement Plan
SCALE: 1/8" = 1'-0"



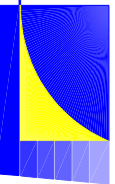
2 Basement Plan
SCALE: 1/8" = 1'-0"

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Land Use Application
Not for Construction

Bouril Design Studio, LLC



Remodel for
Madison Community Coop
19 N Hancock, Madison, WI, 53703

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project: 19071
date: 1/14/2020
drawn by:

A1

| Keynotes - First Floor Plan | | |
|-----------------------------|-------------------|--|
| 1 | Laundry Chute | |
| 2 | Atic access hatch | |

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Land Use Application
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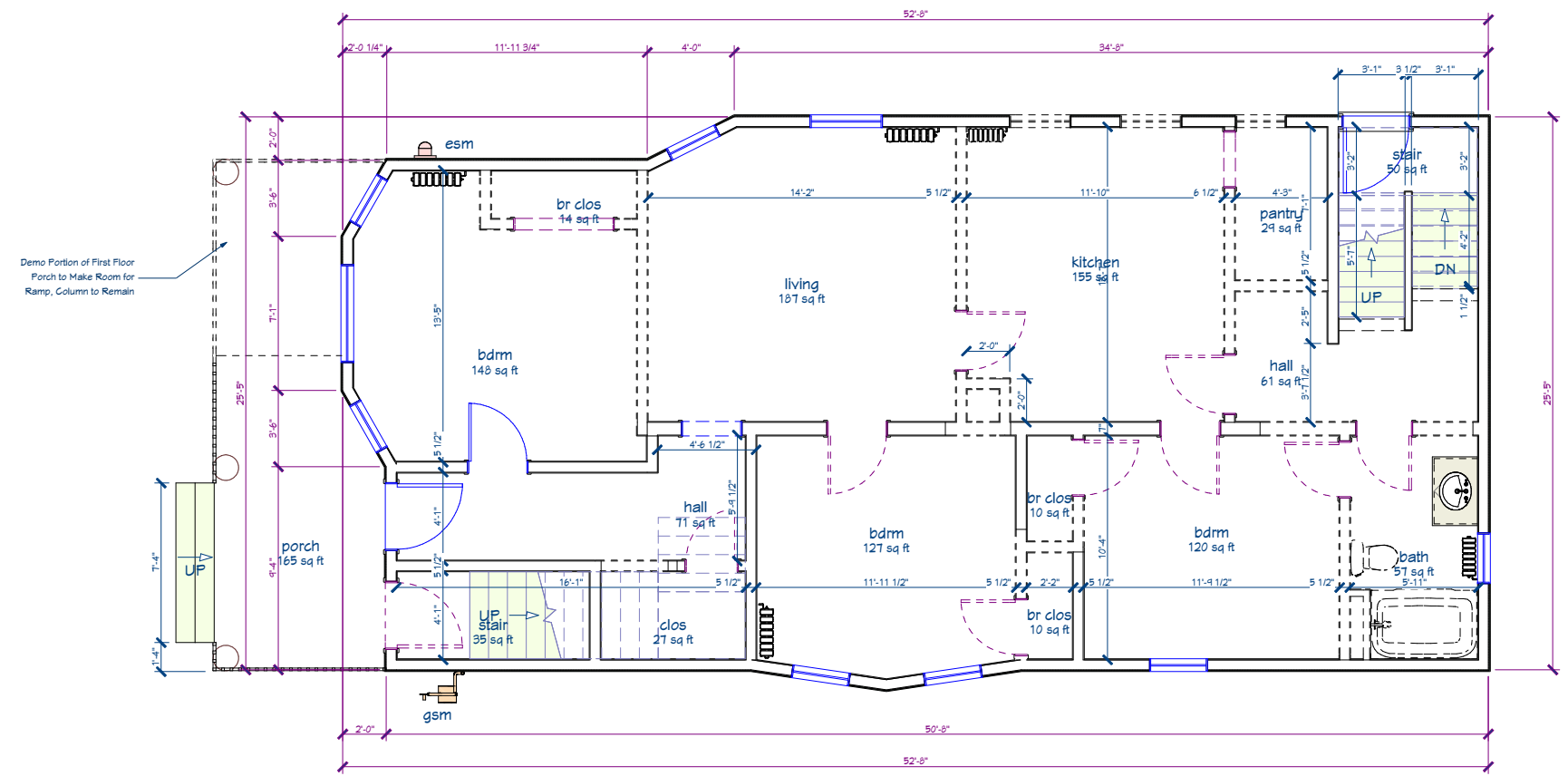


Remodel for
Madison Community Coop
19 N Hancock, Madison, WI, 53703

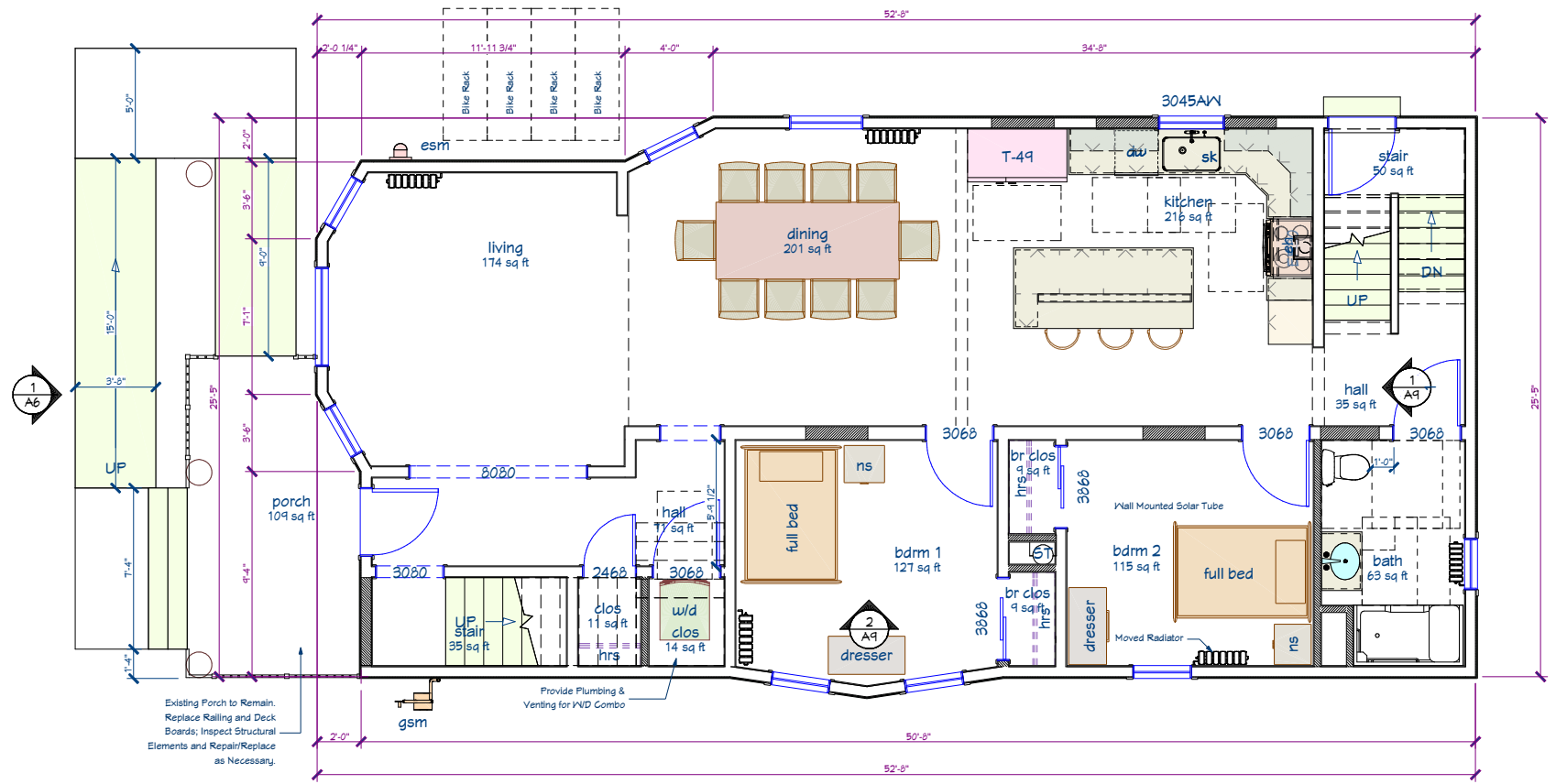
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project: 19007
date: 1/14/2020
drawn by:

A2



1 Existing First Floor Plan
SCALE: 1/8" = 1'-0"



2 First Floor Plan
SCALE: 1/8" = 1'-0"

Demo Portion of First Floor Porch to Make Room for Ramp, Column to Remain

Existing Porch to Remain. Replace Railing and Deck Boards; Inspect Structural Elements and Repair/Replace as Necessary.

Provide Plumbing & Venting for W/D Combo

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Keynotes - Second Floor Plan

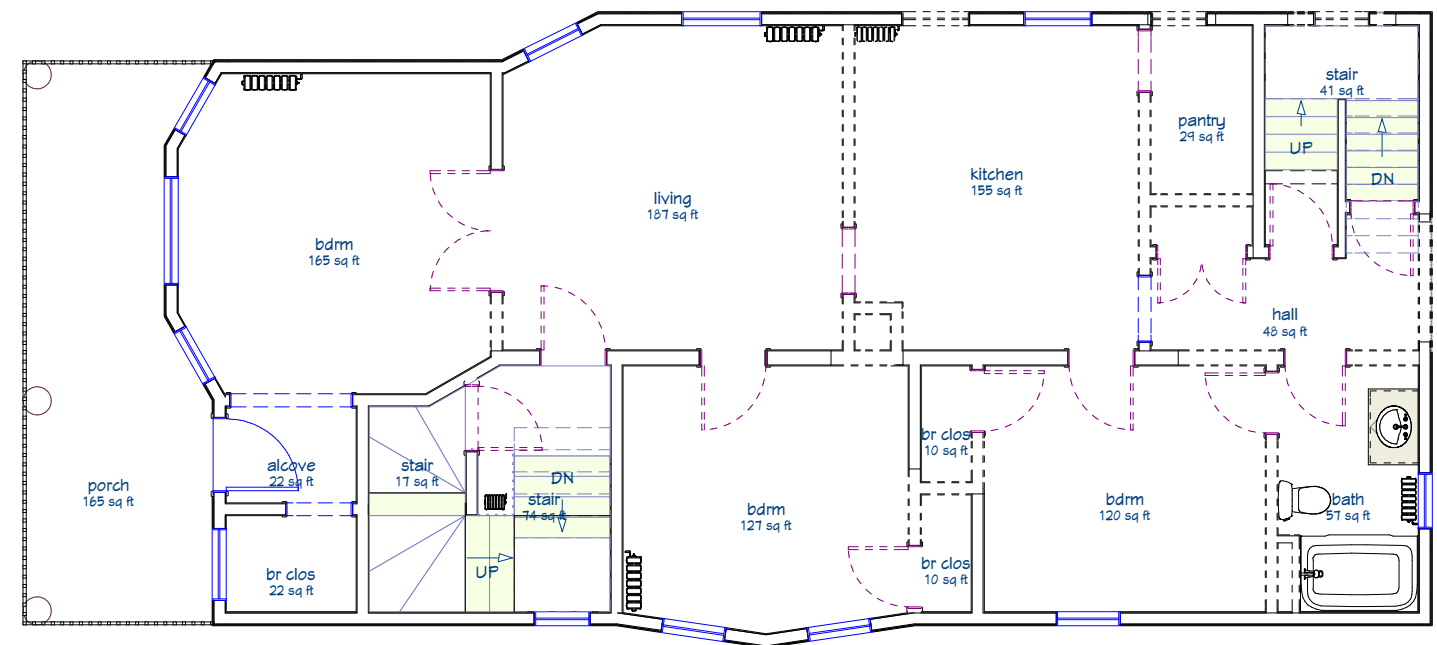
| | |
|---|--------------------|
| 1 | Laundry Chute |
| 2 | Allis access hatch |
| 3 | bottomless pit |

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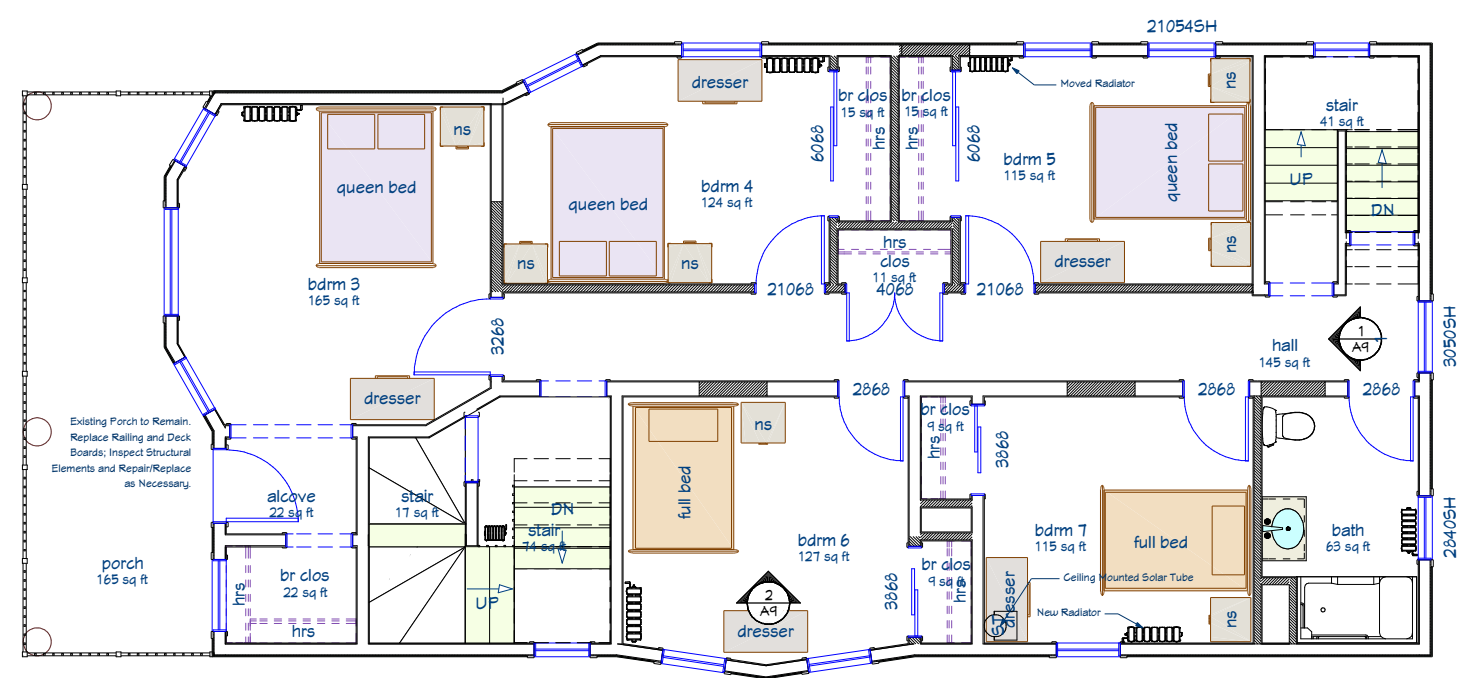
Land Use Application
Not for Construction



Remodel for
Madison Community Coop
19 N Hancock, Madison, WI, 53703



1 Existing Second Floor Plan
SCALE: 1/8" = 1'-0"



2 Second Floor Plan
SCALE: 1/8" = 1'-0"

Existing Porch to Remain. Replace Railing and Deck Boards; Inspect Structural Elements and Repair/Replace as Necessary.

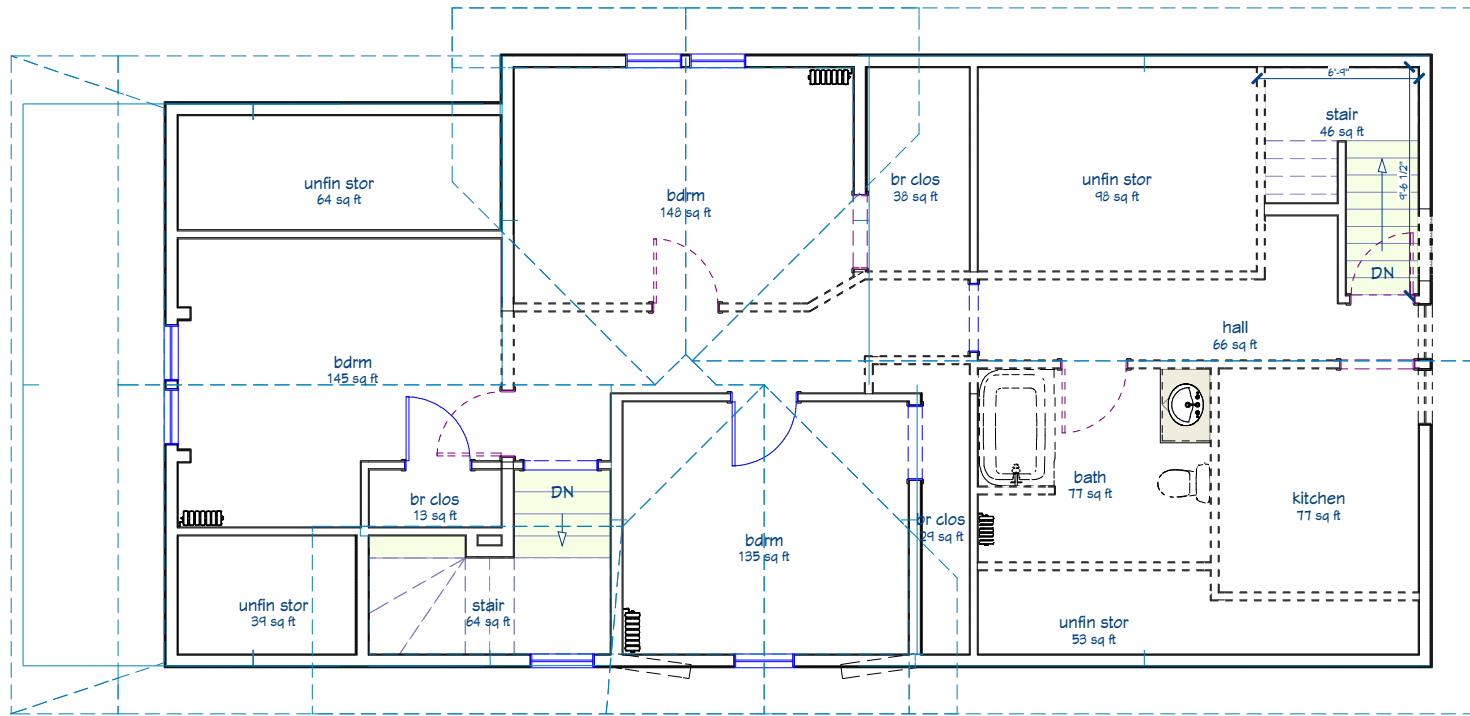
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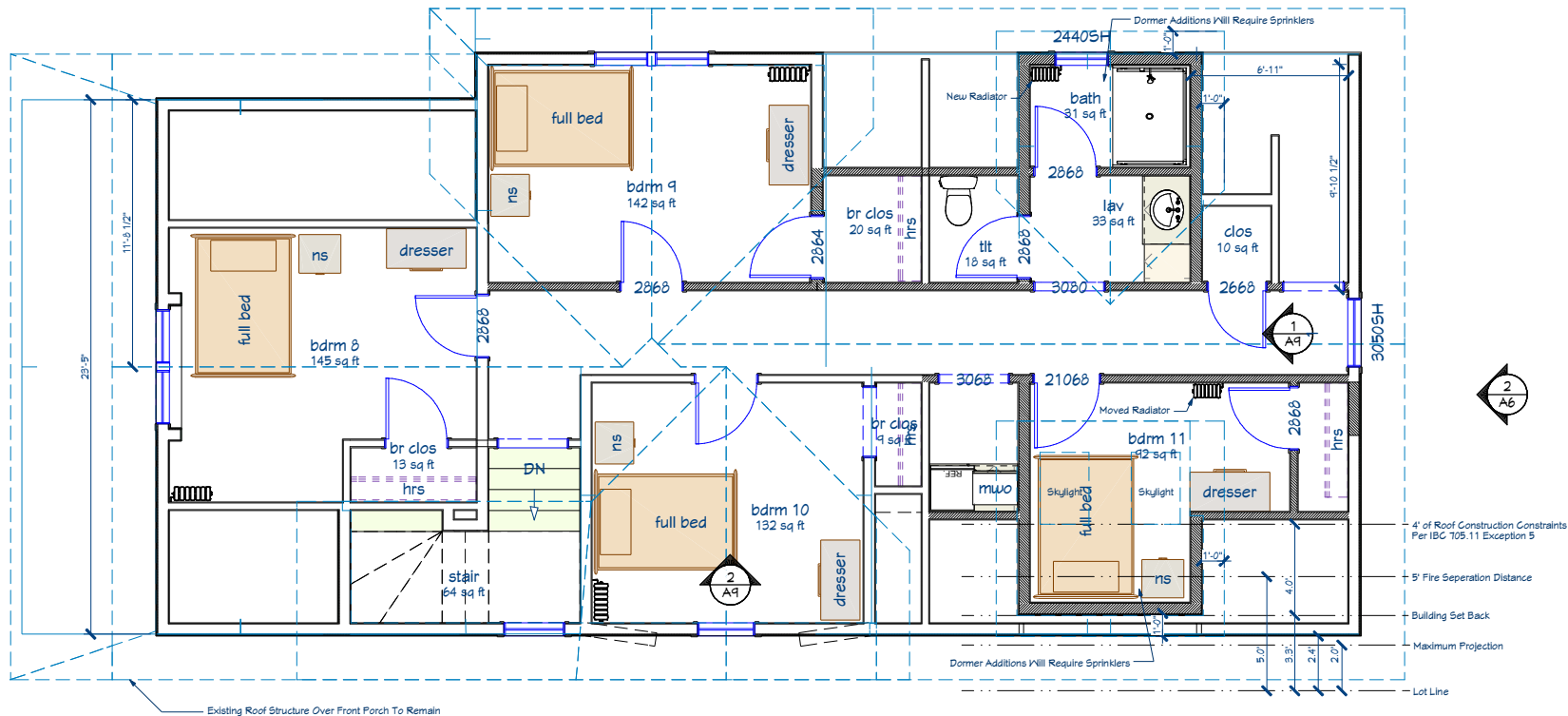
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project: 1907
date: 1/14/2020
drawn by:

A3



1 Existing Third Floor Plan
SCALE: 1/8" = 1'-0"



2 Third Floor Plan
SCALE: 1/8" = 1'-0"

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Land Use Application
Not for Construction

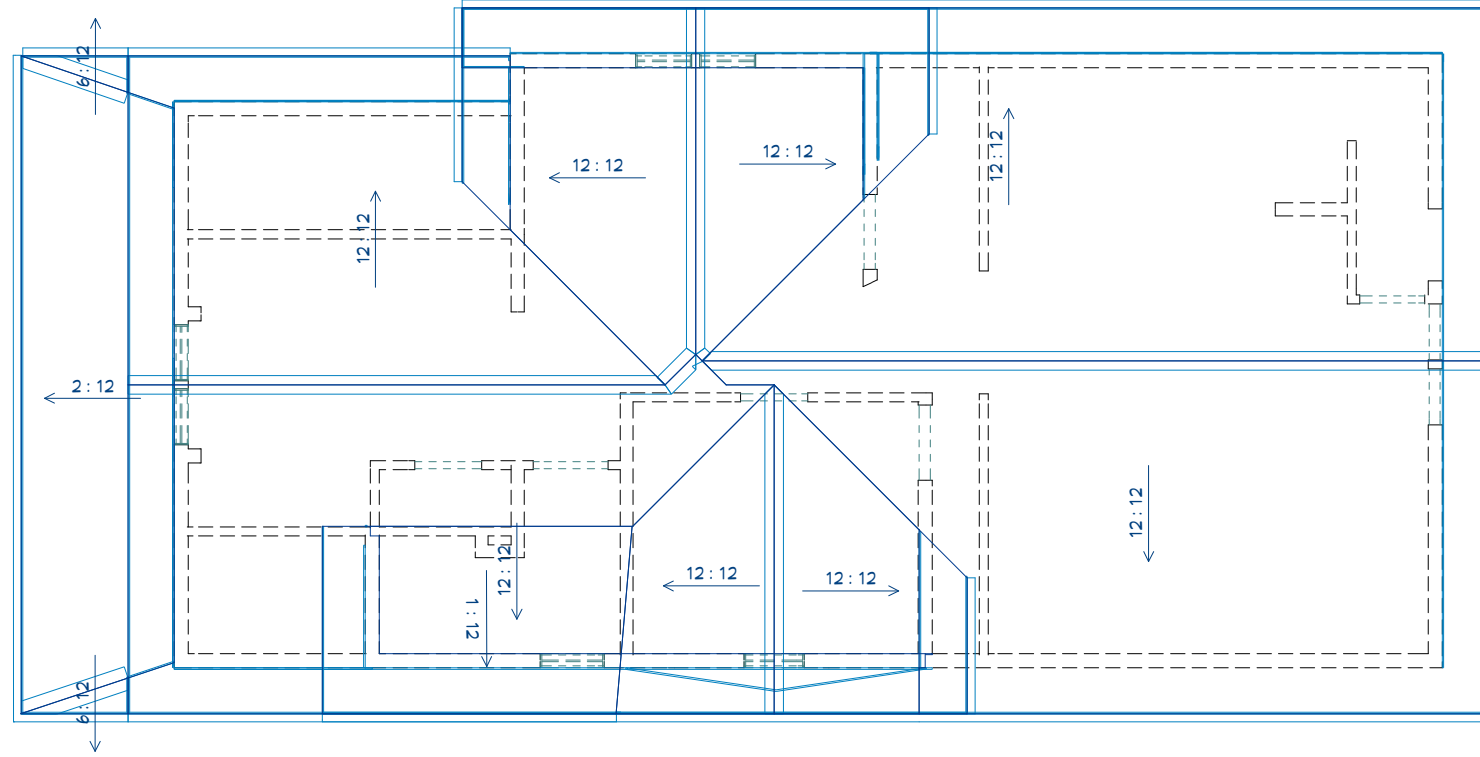


Remodel for
Madison Community Coop
19 N Hancock, Madison, WI, 53703

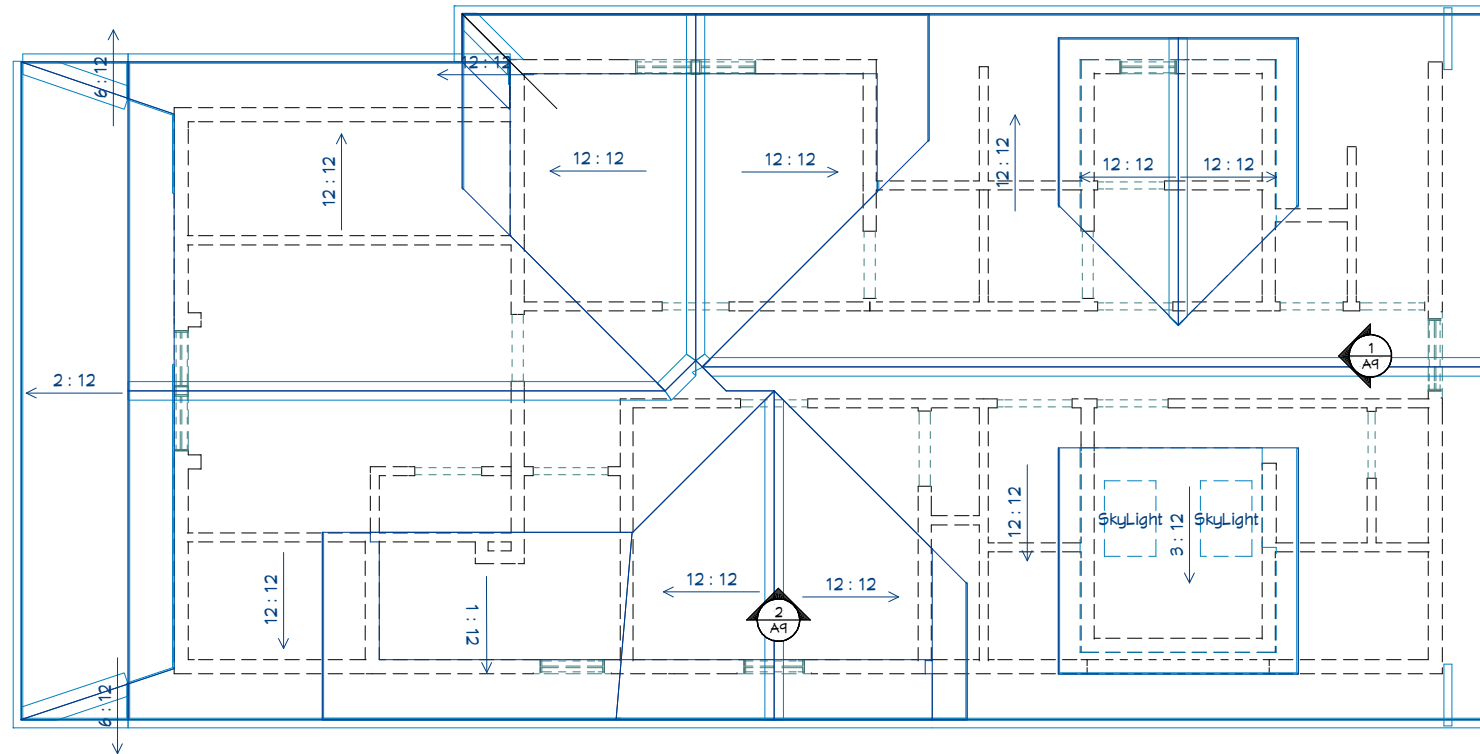
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project: 19071
date: 1/14/2020
drawn by:

A4



2 Existing Roof Plan
SCALE: 1/8" = 1'-0"



2 Roof Plan
SCALE: 1/8" = 1'-0"

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Land Use Application
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Remodel for
Madison Community Coop
19 N Hancock, Madison, WI, 53703

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project: 19071
date: 1/14/2020
drawn by:

A5

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General Notes - Exterior Elevations

1. Typical exterior materials are noted on Front Elevation only. Only unique materials are noted on other Exterior Elevations.

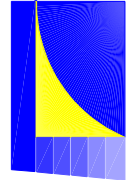
Keynotes - Exterior Elevations

- 1 New Asphalt Shingles
- 2 Gutter
- 3 Downspout
- 4 New Fiber Cement Shake, color to match existing
- 5 Rebuilt Front Porch Stair
- 6 Repaired Front Porch
- 7 Aluminum Railing System
- 8 Removed Redundant Entry
- 9 Existing Window (Up.)
- 10 New Window
- 11 Enlarged Window
- 12 New Dormer
- 13 New Solar Tube
- 14 New Accessible Entry Ramp
- 15 New Concrete Step
- 16 New Skylight
- 17 Patch Existing at Removed Windows/Doors

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Land Use Application
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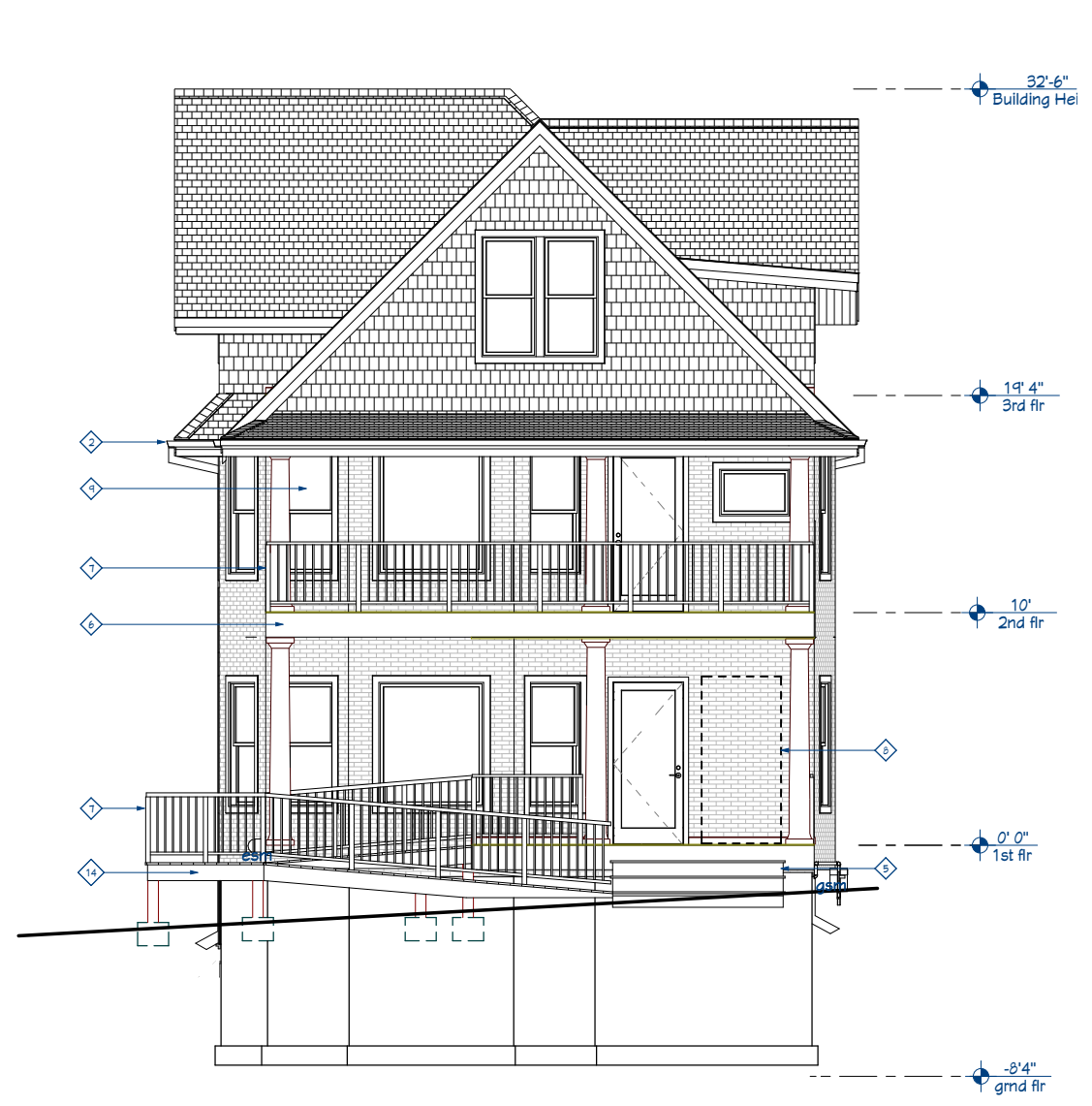


Remodel for
Madison Community Coop
19 N Hancock, Madison, WI, 53703

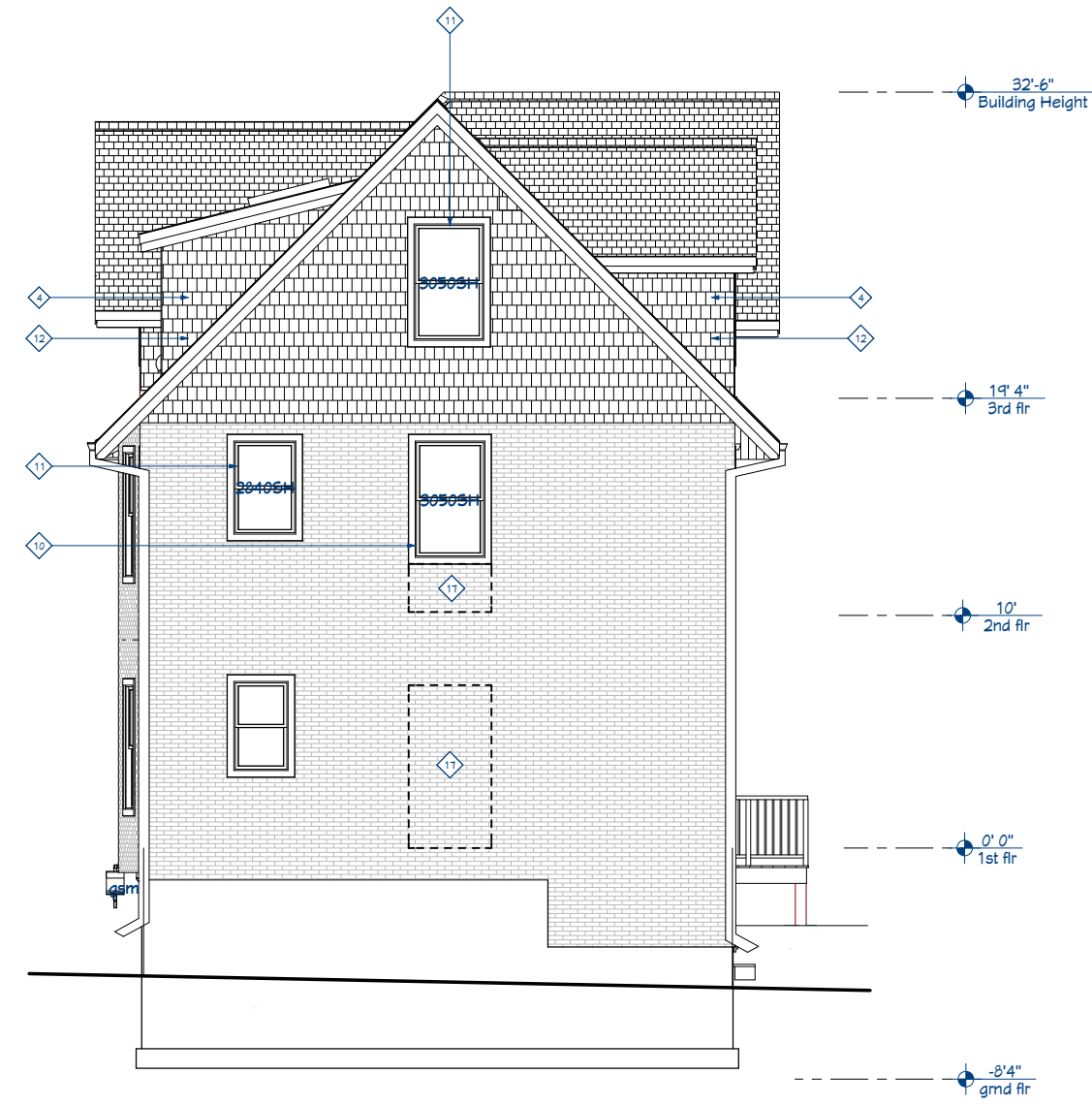
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project: 1907
date: 1/14/2020
drawn by:

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1 Hancock Street Elevation
SCALE: 1/8" = 1'-0"



1 Back Elevation
SCALE: 1/8" = 1'-0"



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1 Drive Side Elevation
SCALE: 1/8" = 1'-0"

General Notes - Exterior Elevations

1. Typical exterior materials are noted on Front Elevation only. Only unique materials are noted on other Exterior Elevations.

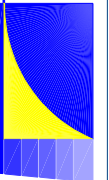
Keynotes - Exterior Elevations

- 1 New Asphalt Shingles
- 2 Gutter
- 3 Downspout
- 4 New Fiber Cement Shake, color to match existing
- 5 Rebuilt Front Porch Stair
- 6 Repaired Front Porch
- 7 Aluminum Railing System
- 8 Removed Redundant Entry
- 9 Existing Window (typ.)
- 10 New Window
- 11 Enlarged Window
- 12 New Dormer
- 13 New SolarTube
- 14 New Accessible Entry Ramp
- 15 New Concrete Step
- 16 New Skylight
- 17 Patch Existing at Removed Windows/Doors

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Land Use Application
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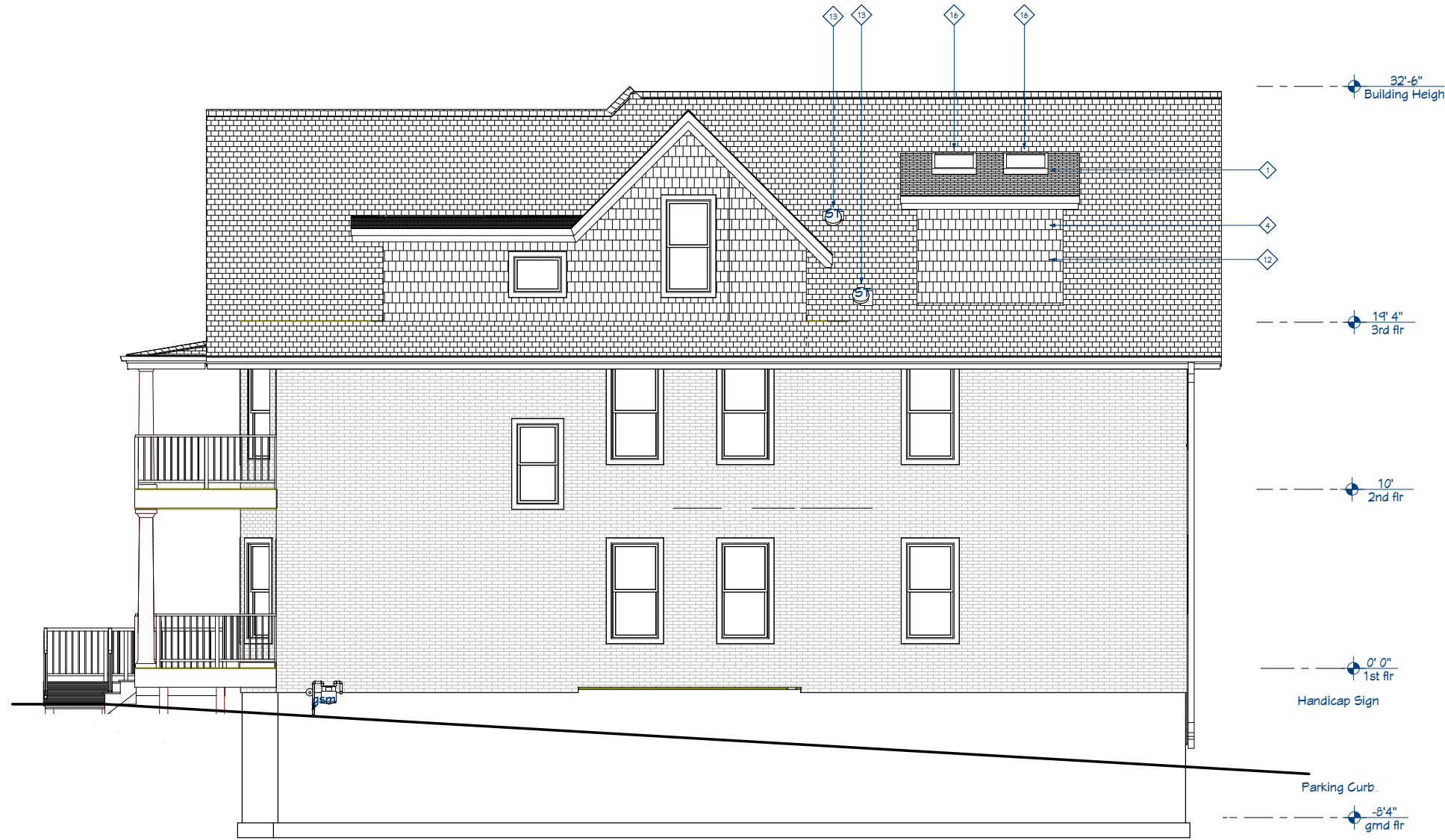
Remodel for
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date: 1/14/2020
drawn by:

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1 Side Elevation
SCALE: 1/8" = 1'-0"

General Notes - Exterior Elevations

1. Typical exterior materials are noted on Front Elevation only. Only unique materials are noted on other Exterior Elevations.

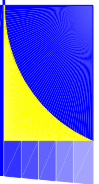
Keynotes - Exterior Elevations

- 1 New Asphalt Shingles
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- 3 Downspout
- 4 New Fiber Cement Shake, color to match existing
- 5 Rebuilt Front Porch Stair
- 6 Repaired Front Porch
- 7 Aluminum Railing System
- 8 Removed Redundant Entry
- 9 Existing Window (typ.)
- 10 New Window
- 11 Enlarged Window
- 12 New Dormer
- 13 New SolaTube
- 14 New Accessible Entry Ramp
- 15 New Concrete Step
- 16 New Skylight
- 17 Patch Existing at Removed Windows/Doors

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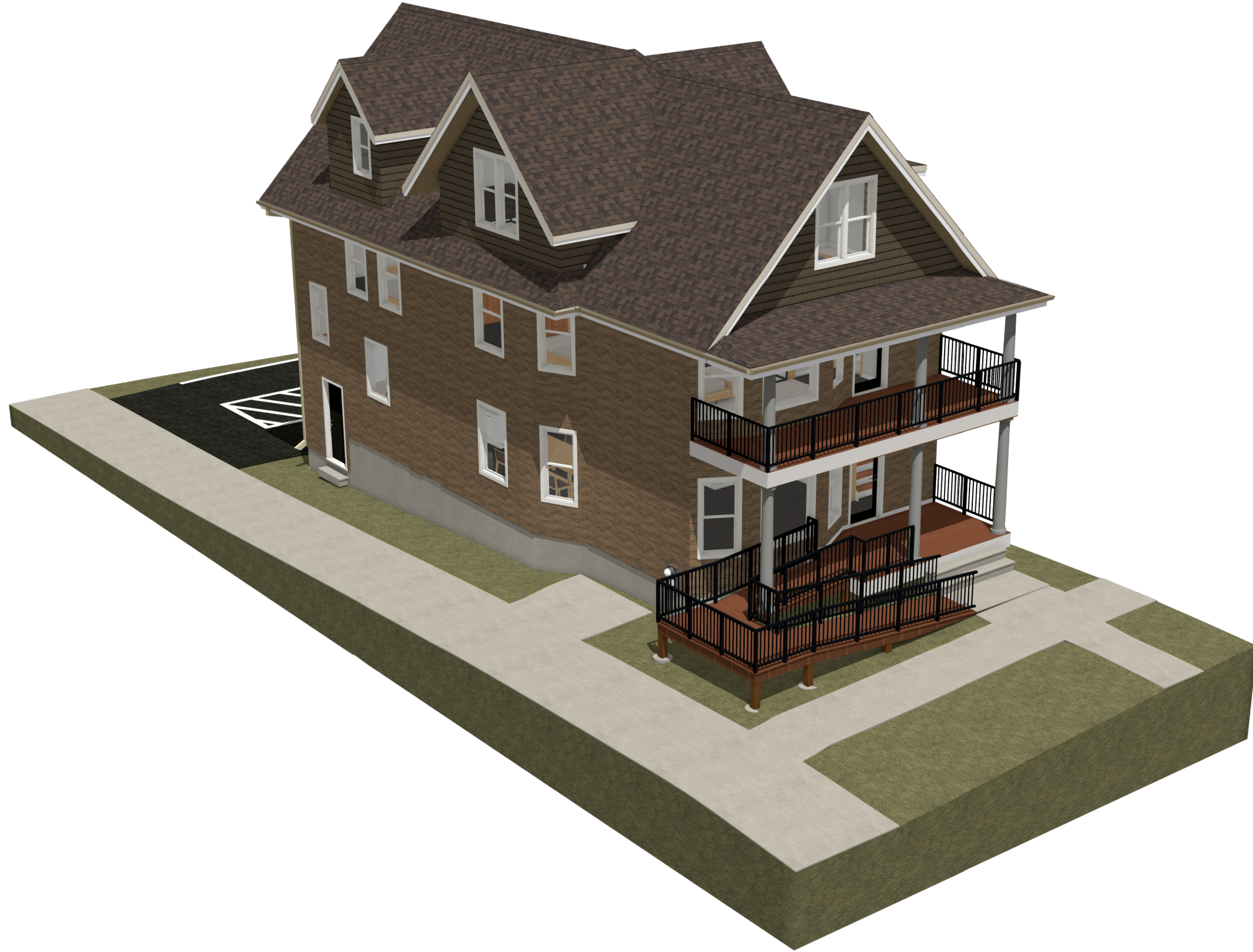


Remodel for
Madison Community Coop
19 N Hancock, Madison, WI, 53703

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project: 1907
date: 1/14/2020
drawn by:

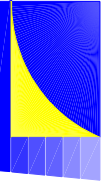
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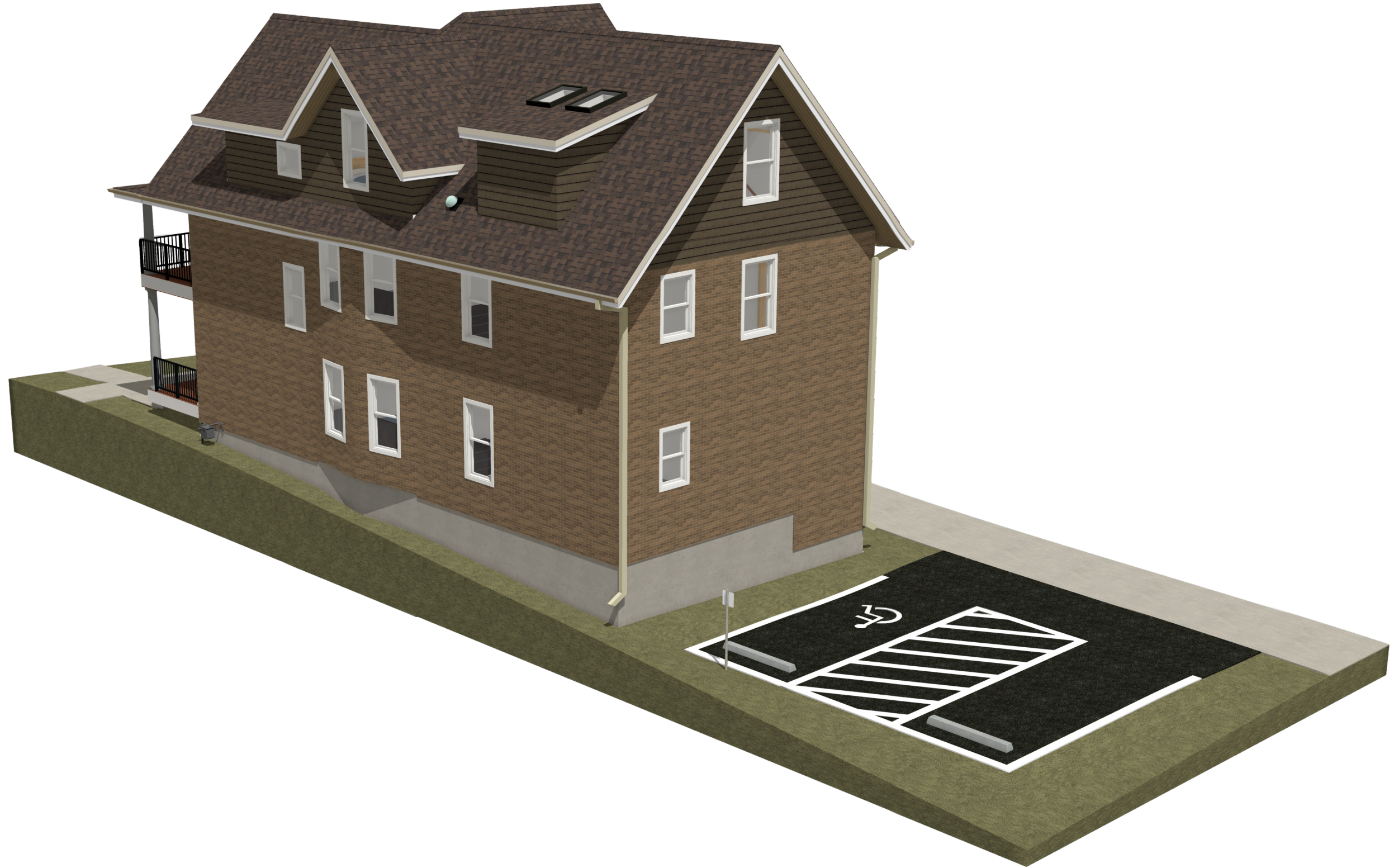
Bouril Design Studio, LLC



Remodel for
Madison Community Coop
19 N Hancock, Madison, WI, 53703

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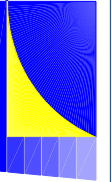
project: 1907
date: 1/14/2020
drawn by:



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Bouril Design Studio, LLC



Remodel for
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19 N Hancock, Madison, WI, 53703

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project: 1907
date: 1/14/2020
drawn by:

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Remodel for
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project: 1907
date: 1/14/2020
drawn by:

A11



WARRANTY DEED

**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

This Deed, made between **Brett H. Davis and Amy L. Davis, husband and wife as survivorship marital property**

Grantor and **Madison Community Cooperative** Grantee,

Grantor, for a valuable consideration, conveys to

Grantee the following described real estate in **Dane** County, State of Wisconsin:

See Attached Legal Description

**DOCUMENT #
5433594
08/13/2018 03:46 PM
Trans Fee: 1,439.70
Exempt #:
Rec. Fee: 30.00
Pages: 2**

RETURN TO:

**Madison Community Cooperative
1202 Williamson Street #106
Madison, WI 53703**

Tax Parcel No. **251/0709-133-2003-5**

This **is not** a homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging; and **Brett H. Davis and Amy L. Davis** warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except recorded restrictions, covenants, easements of record and all applicable zoning ordinances, and will warrant and defend the same.

Dated **Eighth day of August, 2018**

Brett H. Davis

Amy L. Davis

ACKNOWLEDGEMENT

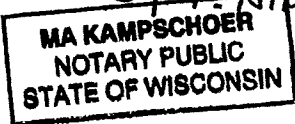
State of **Wisconsin**

SS:

Dane County
Personally came before me this **7th day of August, 2018** the above named **Brett H. Davis** to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Notary Public **Dane** County, **Wisconsin**
My Commission is permanent.
If not, state expiration date: **2.28.20**

DRAFTED BY: **P. HEDDORF**



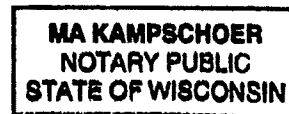
ACKNOWLEDGEMENT

State of **Wisconsin**

SS:

Dane County
Personally came before me this **8th day of August, 2018** the above named **Amy L. Davis** to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Notary Public **Dane** County, **Wisconsin**
My Commission is permanent.
If not, state expiration date: **2.28.20**



PARCEL A: Part of Lot Two (2), Block Two Hundred Sixty-six (266), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing on the Northeast line of North Hancock Street 9.0 feet Northwest of South corner of said Lot 2; thence Northeast at right angles to said street 99.0 feet; thence Northwest parallel to said street 33.0 feet; thence Southwest parallel to Mifflin Street, 99.0 feet to Hancock Street; thence Southeast along line of said street 33.0 feet to the point of beginning.

PARCEL B: Together with right-of-way eight and no-tenths (8.0) feet in width immediately adjoining the above premises on the Northwest.



City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506
 Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 19 N. Hancock Madison, WI 53703

Contact Name & Phone #: Gabriel Williams 608 833 3400

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

Fire lane is N. Hancock; Hydrants are at street corners at each end of block.

| | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered , fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered , fire lanes are within 250-feet of all portions of the exterior wall? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No | <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A |
| 2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.) | <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes | <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No | <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A |
| 3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch? | <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No | <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A |
| 4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103? | <input type="checkbox"/> Yes <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No <input type="checkbox"/> No | <input type="checkbox"/> N/A <input type="checkbox"/> N/A |
| 5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> N/A |
| 6. Is any part of the building <u>greater than 30-feet</u> above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights? | <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No | <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A |
| 7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? | <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No | <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A |

Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.

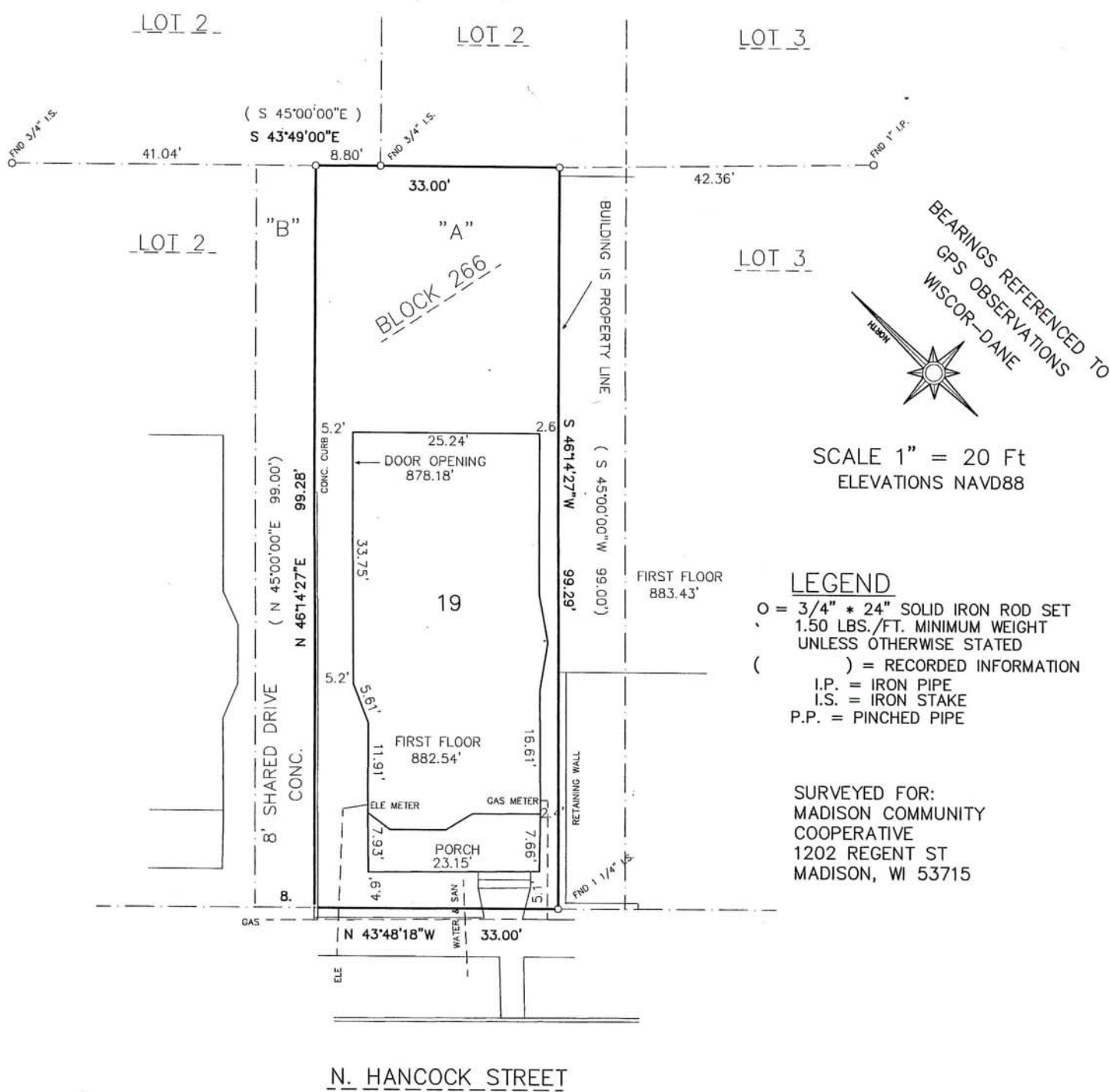
Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.

PLAT OF SURVEY
WALKER SURVEYING INC.
5964 LINDA CT, MAZOMANIE WI. 53560

PARCEL A: Part of Lot Two (2), Block Two Hundred Sixty-six (266), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing on the Northeast line of North Hancock Street 9.0 feet Northwest of South corner of said Lot 2; thence Northeast at right angles to said street 99.0 feet; thence Northwest parallel to said street 33.0 feet; thence Southwest parallel to Mifflin Street, 99.0 feet to Hancock Street; thence Southeast along line of said street 33.0 feet to the point of beginning.

PARCEL B: Together with right-of-way eight and no-tenths (8.0) feet in width immediately adjoining the above premises on the Northwest.

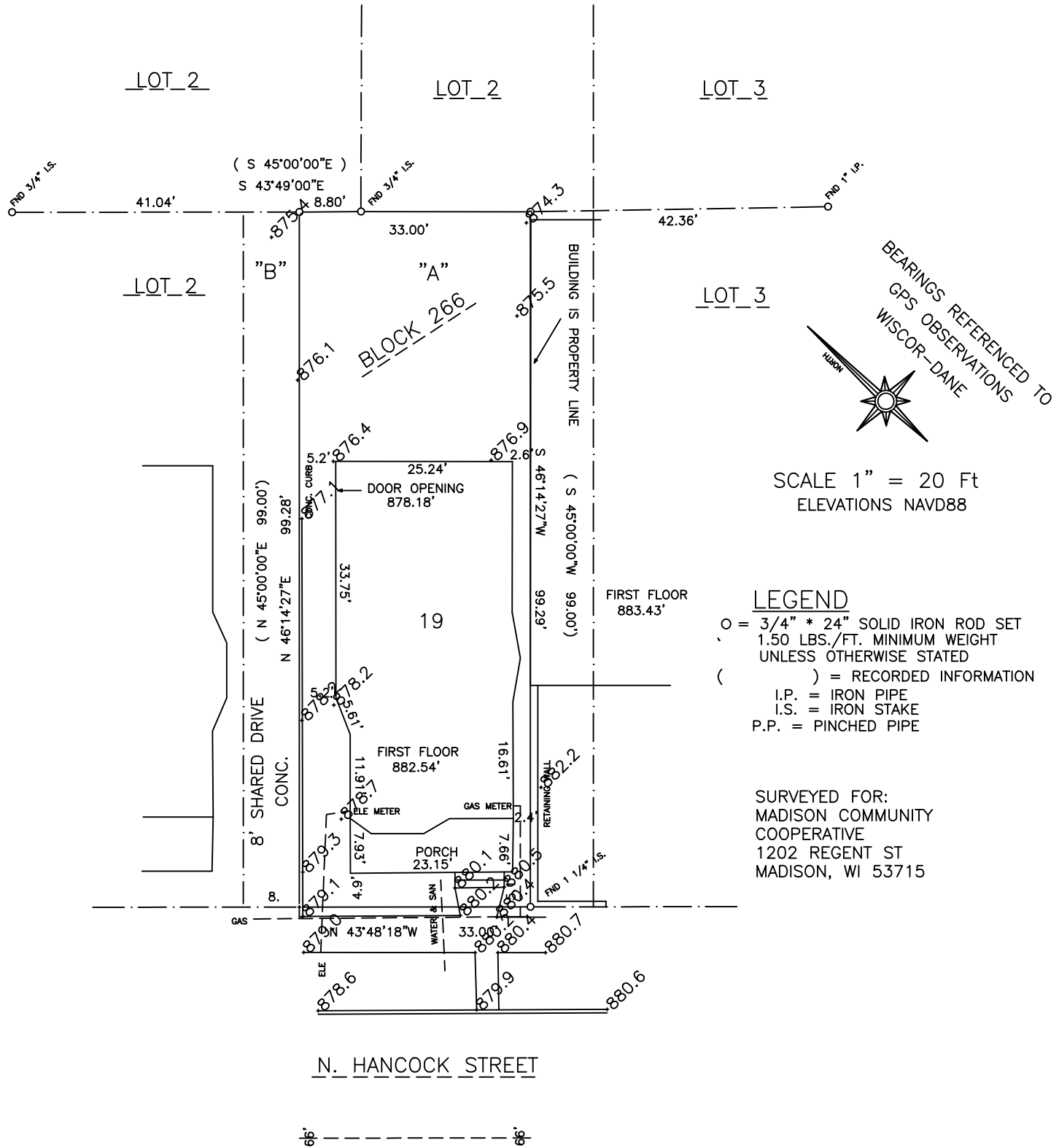


SURVEYOR'S CERTIFICATE: I, Anthony J. Walker, hereby certify that this survey is in compliance of Wisconsin Administrative code. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided.

Anthony J. Walker RLS 1957

DATED THIS 8TH DAY OF August, 2019

PLAT OF SURVEY
 WALKER SURVEYING INC.
 5964 LINDA CT. MAZOMANIE WI. 53560



BEARINGS REFERENCED TO
 GPS OBSERVATIONS
 WISCOR-DANE

SCALE 1" = 20 Ft
 ELEVATIONS NAVD88

LEGEND
 ○ = 3/4" * 24" SOLID IRON ROD SET
 1.50 LBS./FT. MINIMUM WEIGHT
 UNLESS OTHERWISE STATED
 () = RECORDED INFORMATION
 I.P. = IRON PIPE
 I.S. = IRON STAKE
 P.P. = PINCHED PIPE

SURVEYED FOR:
 MADISON COMMUNITY
 COOPERATIVE
 1202 REGENT ST
 MADISON, WI 53715

SURVEYOR'S CERTIFICATE: I, Anthony J. Walker, hereby certify that this survey is in compliance of Wisconsin Administrative code. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided.

Anthony J. Walker RLS 1957

DATED THIS _____ DAY OF _____, 20__