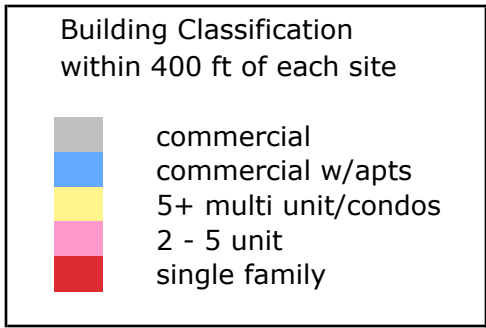
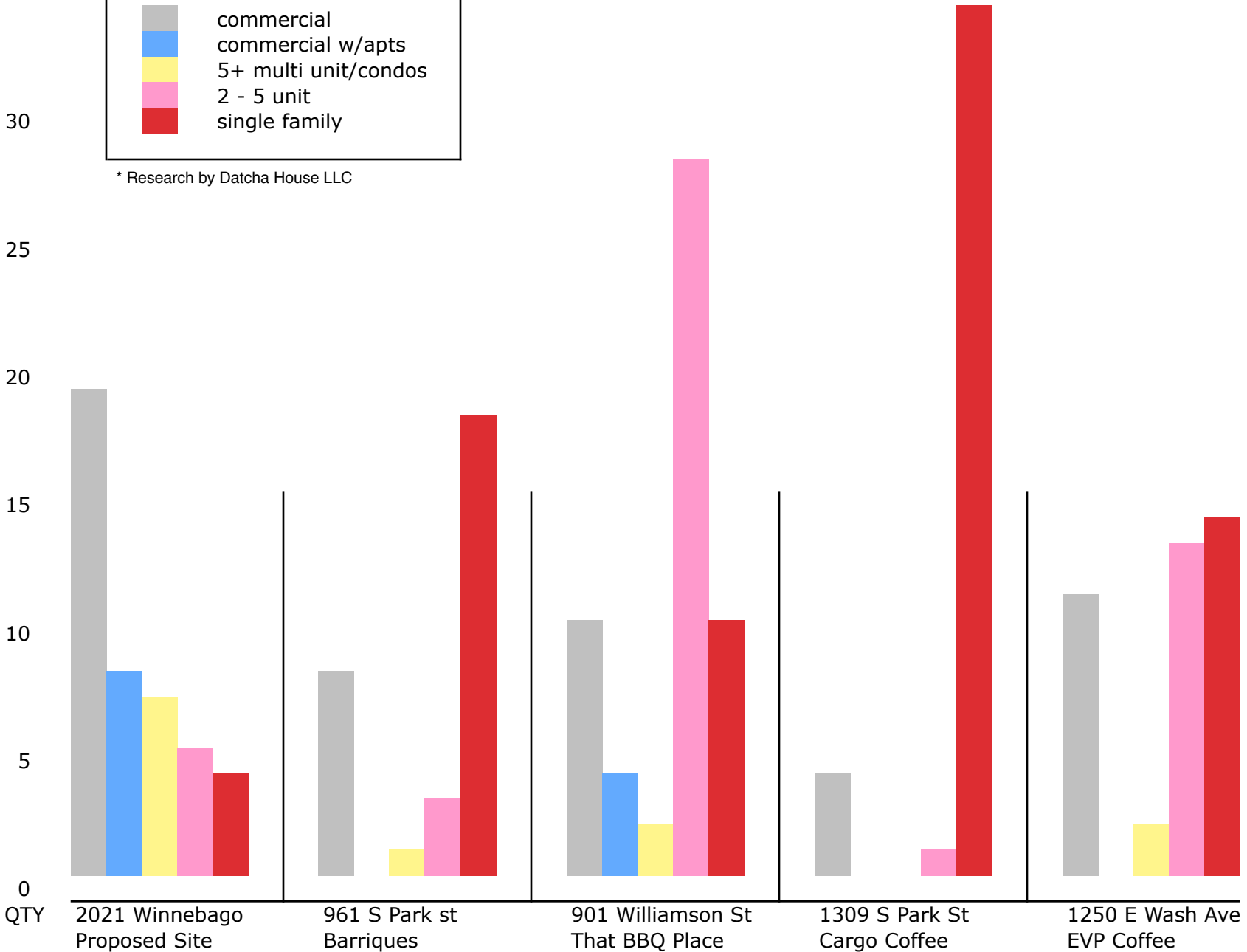


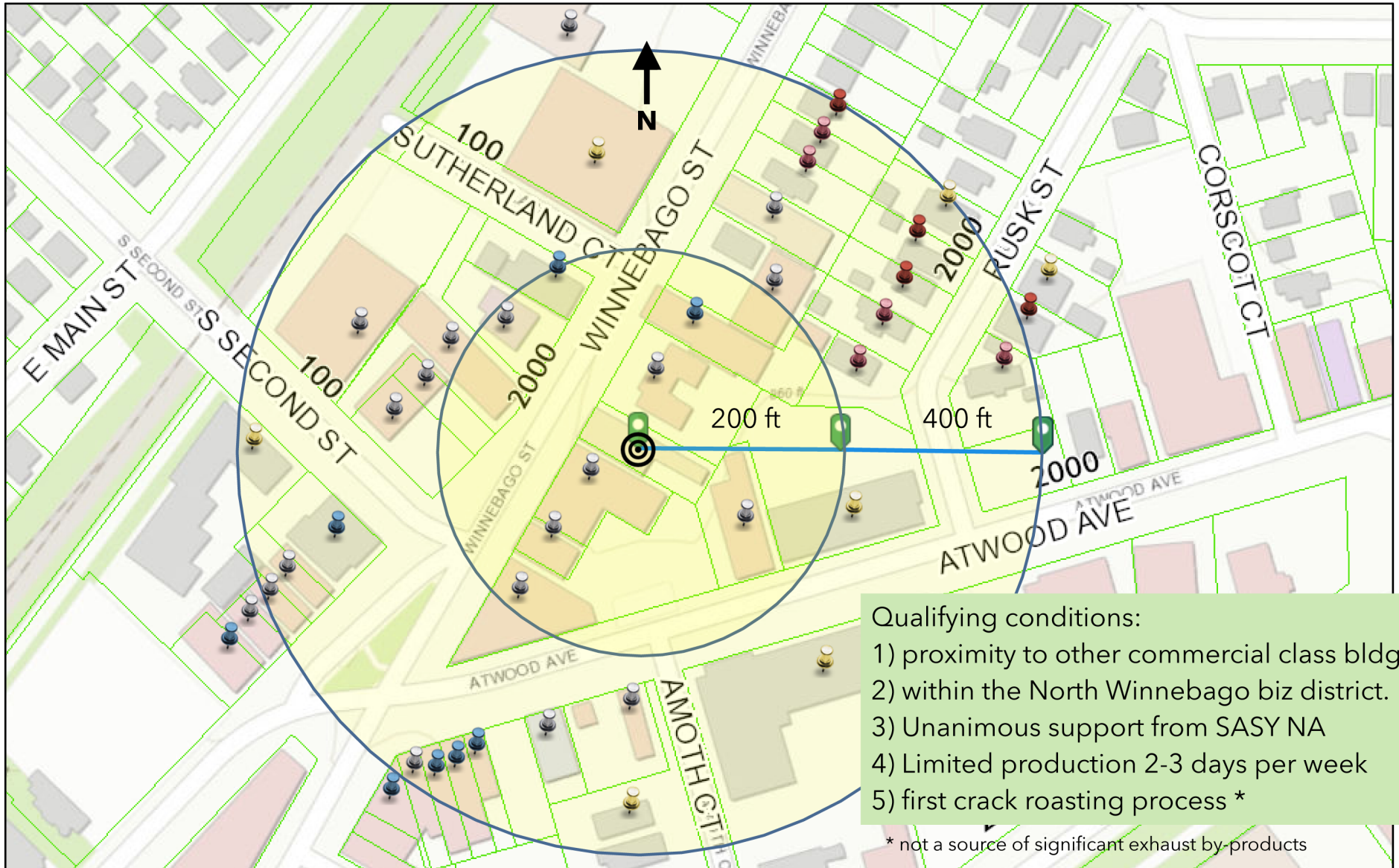
\*Comparison of Site Proximity by Building Classification



\* Research by Datcha House LLC



Proposed Site 2021 Winnebago St

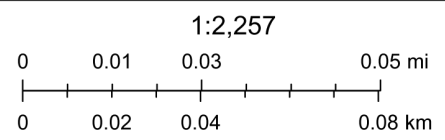


Qualifying conditions:

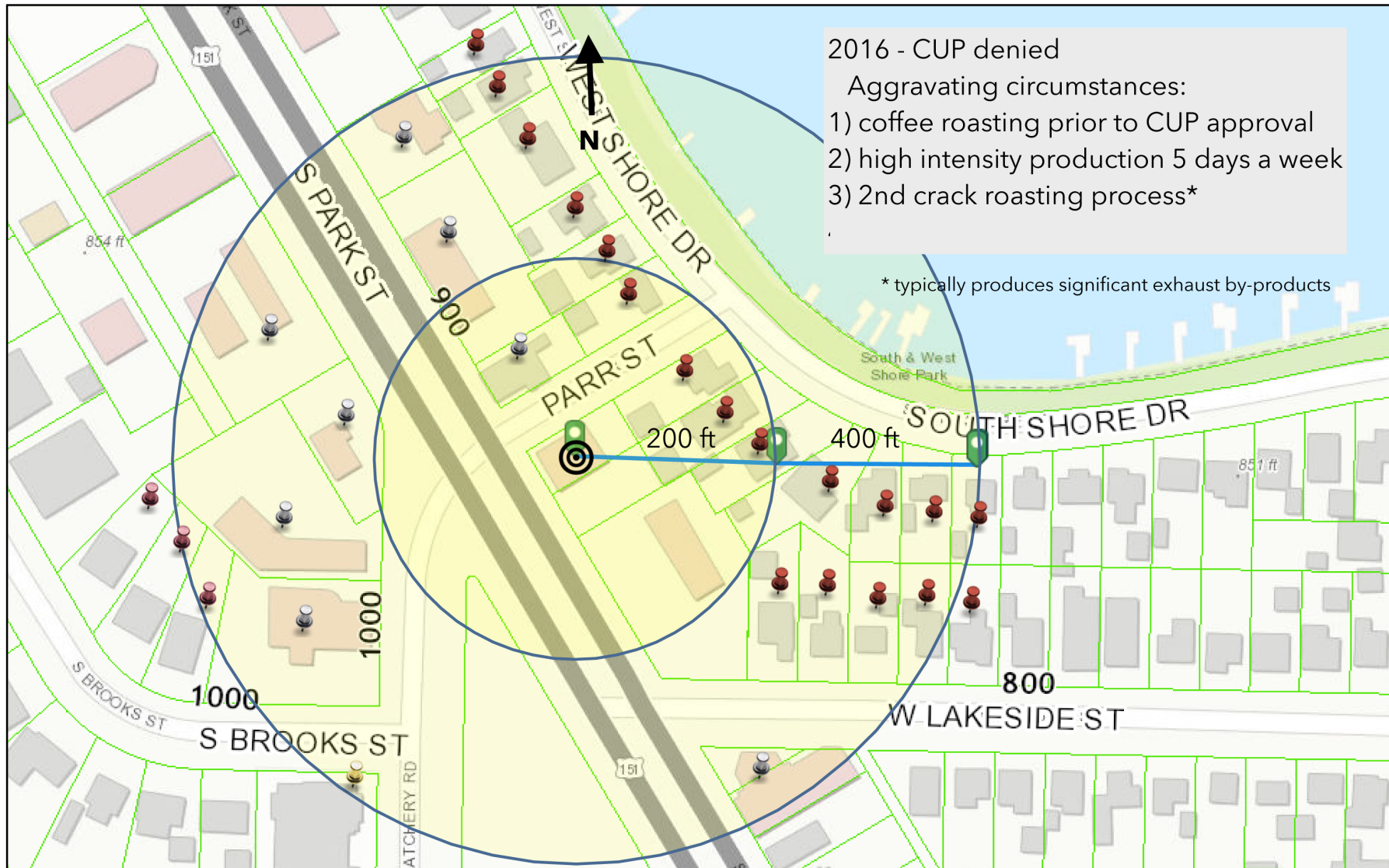
- 1) proximity to other commercial class bldgs.
- 2) within the North Winnebago biz district.
- 3) Unanimous support from SASY NA
- 4) Limited production 2-3 days per week
- 5) first crack roasting process \*

\* not a source of significant exhaust by-products

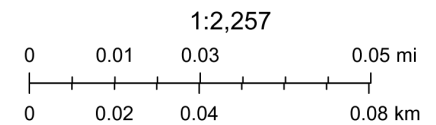
- 19 - commercial
- 8 - commercial w/ apts
- 7 - 5+multi unit/condos
- 5 - 2-5 unit
- 4 - single family



# Barriques 961 S Park Street



- 8 - commercial
- 0 - commercial w/apts
- 1 - 5+ multi unit/condos
- 3 - 2-5 unit
- 18 - single family



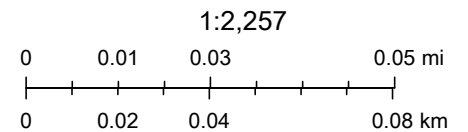
# That BBQ Place 901 Williamson St



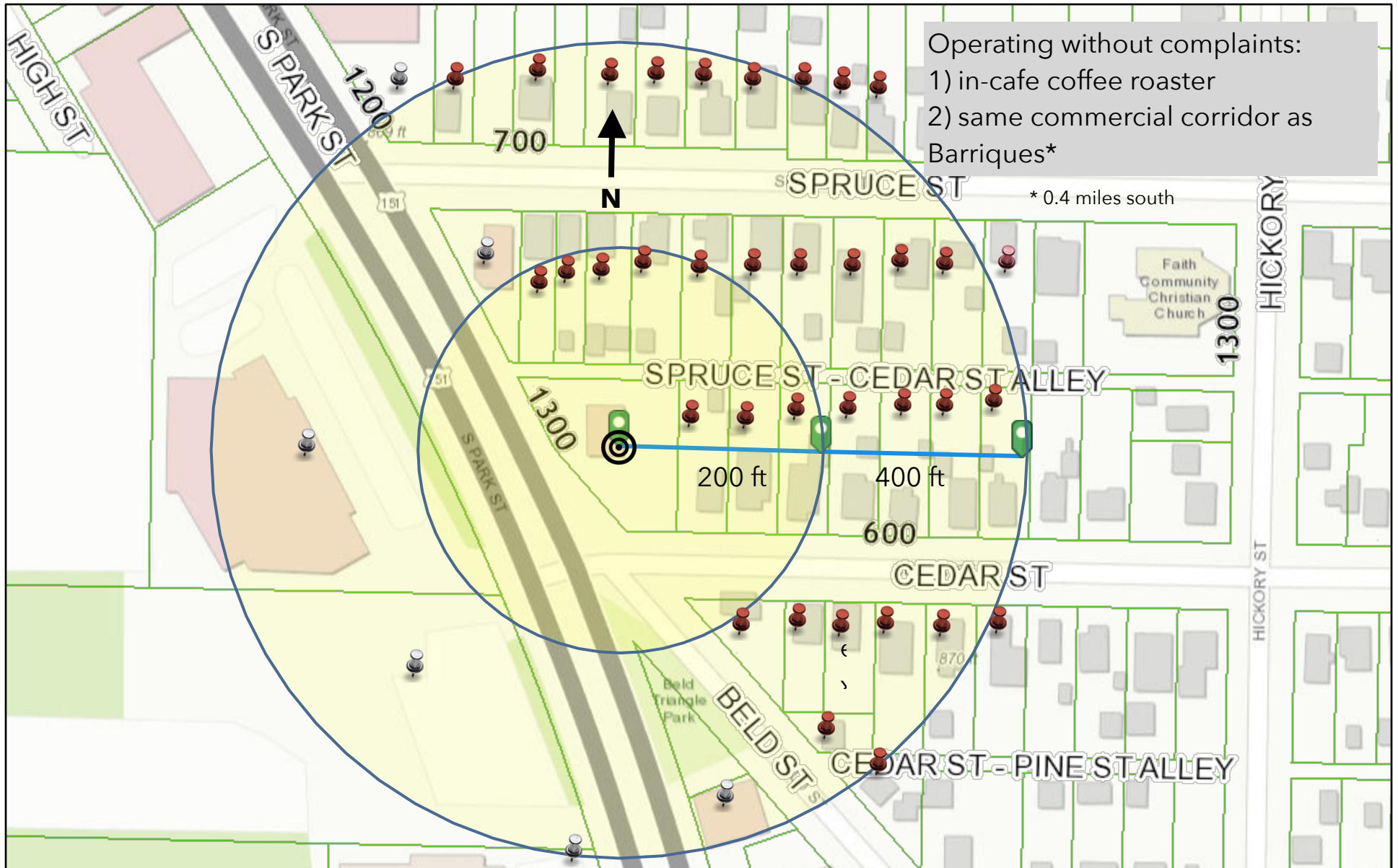
Closed 2019  
 Aggravating circumstances:  
 1) business failed to thrive  
 2) smoke/odor nuisance\*  
 3) higher density/historic district

\*meat production smoke/odor  
 not a comparable model

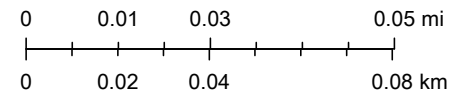
- 10 - commercial
- 4 - commercial w/apts
- 2 - 5+ multi unit/condos
- 28 - 2-5 unit
- 10 - single family



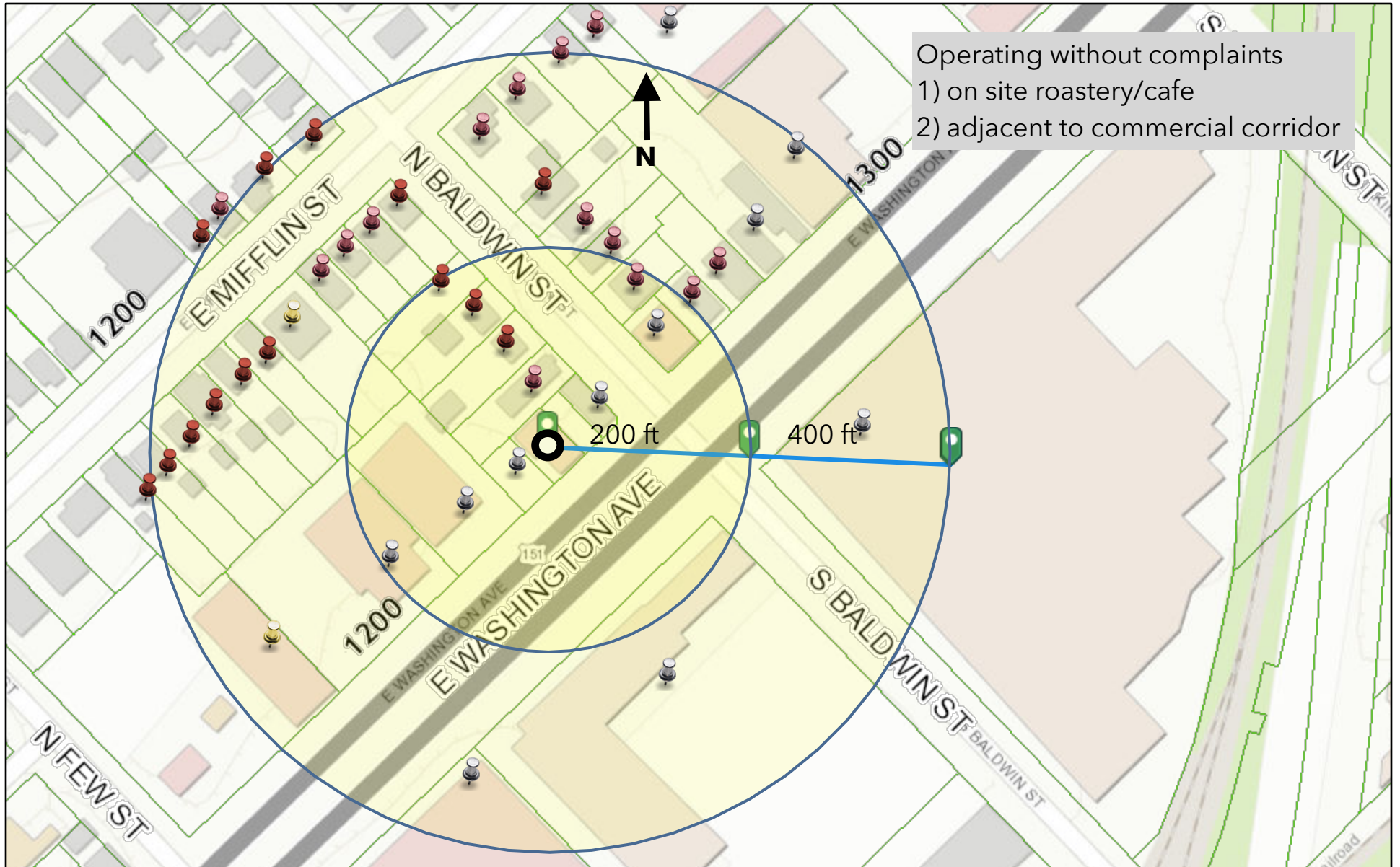
# Cargo Coffee 1309 S Park St



1:2,257

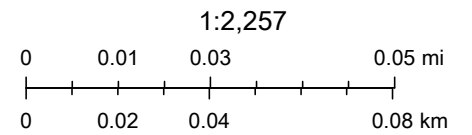


# EVP Coffee 1250 E Wash



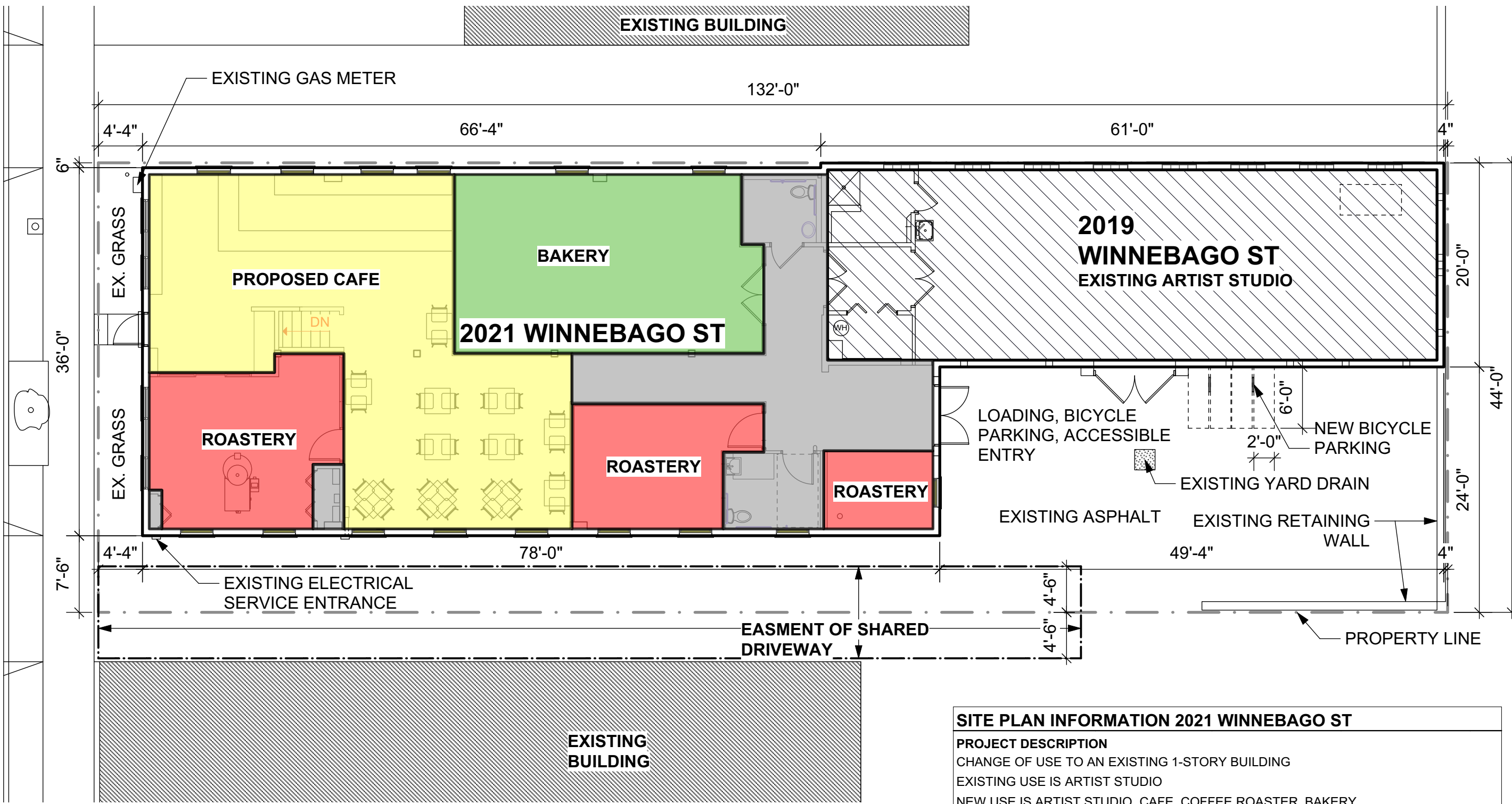
Operating without complaints  
 1) on site roastery/cafe  
 2) adjacent to commercial corridor

- 11 - commercial
- 0 - commercial w/apts
- 2 - 5+ multi unit/condos
- 13 - 2-5 unit
- 14 - single family



WINNEBAGO STREET

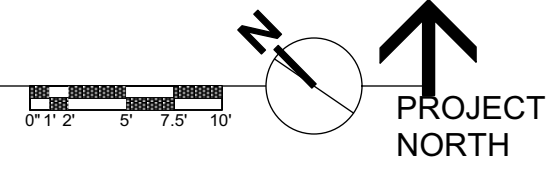
EXISTING BUILDING



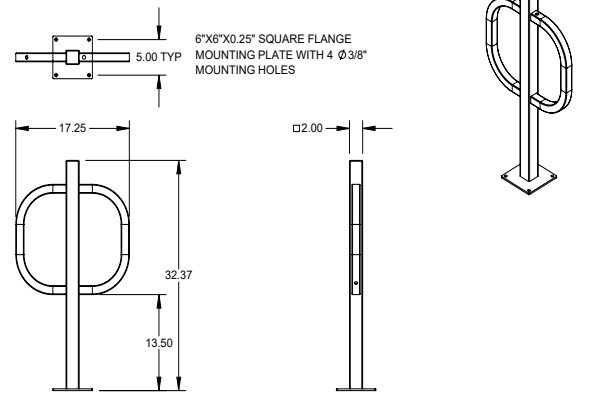
**SITE PLAN INFORMATION 2021 WINNEBAGO ST**

<b>PROJECT DESCRIPTION</b>	
CHANGE OF USE TO AN EXISTING 1-STORY BUILDING	
EXISTING USE IS ARTIST STUDIO	
NEW USE IS ARTIST STUDIO, CAFE, COFFEE ROASTER, BAKERY	
SITE AREA: 5808 SQUARE FEET	
ZONING: TSS	
NUMBER OF BUILDING STORIES ABOVE GRADE - EXISTING	1
LOT COVERAGE - EXISTING	97.4%
LANDSCAPE AREA - EXISTING	124.25 sq. ft.
BUILDING FOOTPRINT	3,800sq.ft.
<b>PARKING REQUIREMENTS - NO CAR MINIMUM IN TSS DISTRICT FOR THESE USES</b>	
SPACE	QUANTITY
LOADING	1
ARTIST STUDIO	1120 SQ. FT.
CAFE	930 SQ. FT.
ROASTING & BAKING	1100 SQ. FT.
COMMON AREA	460 SQ. FT.
BICYCLE SPACES	4

1 EXISTING SITE PLAN  
SP100 Scale: 1" = 10'-0"



2 BICYCLE PARKING RACK  
SP100 N.T.S.



Consultant:

Location:  
2021 WINNEBAGO ST  
MADISON, WI 53704

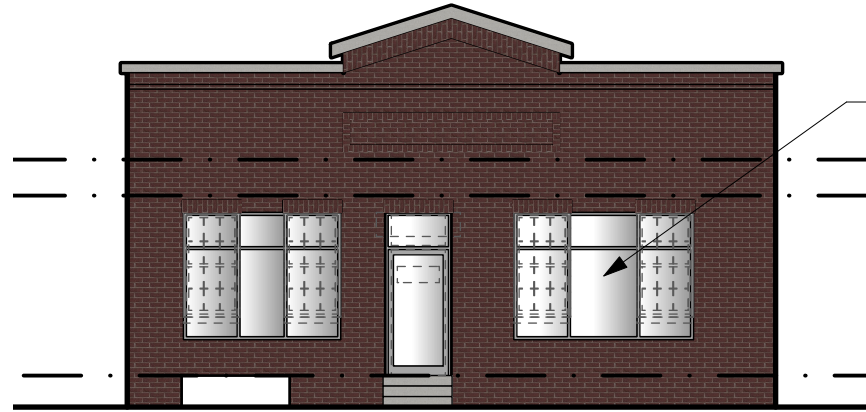
NEW TENANT FOR:  
2021 WINNEBAGO ST  
DATCHA HOUSE LLC  
MADISON, WI

SHEET TITLE:  
SITE PLAN  
FLOOR PLAN

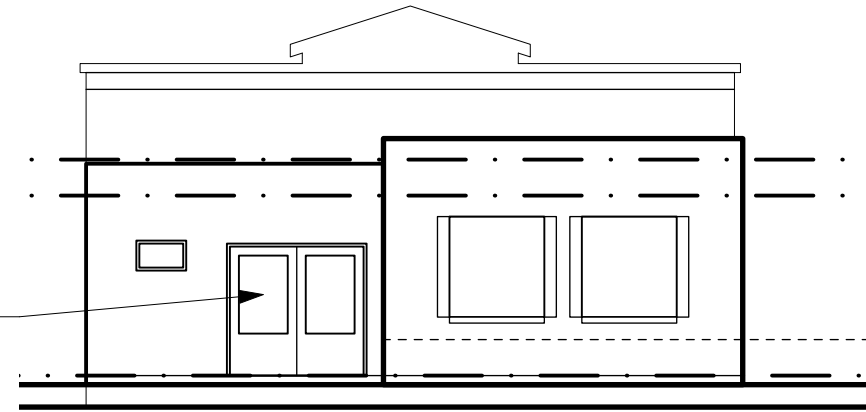
Revisions:

No.	Date:	Description:

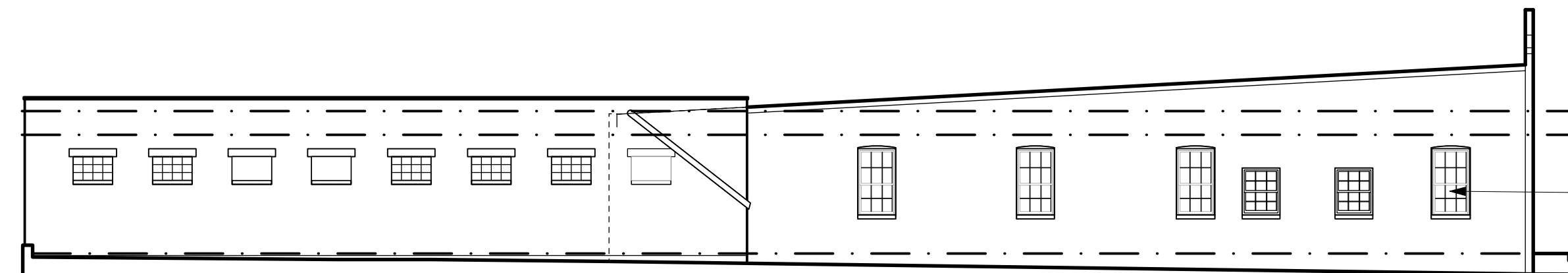
Graphic Scale	
Project Number	1928
Set Type	ENTITLEMENT
Date Issued	4 FEBRUARY 2020
Sheet Number	<b>SP100</b>



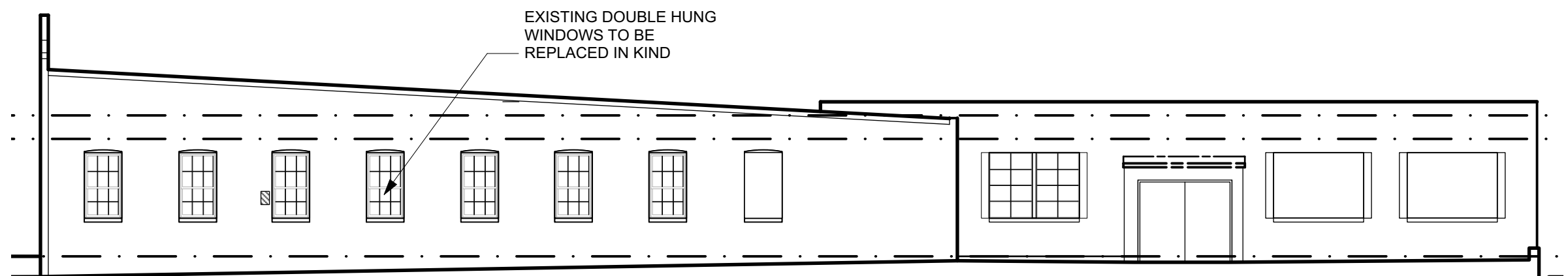
1 WEST ELEVATION  
A201 Scale: 3/32" = 1'-0"



2 EAST ELEVATION  
A201 Scale: 3/32" = 1'-0"



3 NORTH ELEVATION  
A201 Scale: 3/32" = 1'-0"



4 SOUTH ELEVATION  
A201 Scale: 3/32" = 1'-0"

Revisions:

No.	Date	Description

Graphic Scale	
Project Number	1928
Set Type	ENTITLEMENT
Date Issued	4 FEBRUARY 2020
Sheet Number	<b>A201</b>