



CITY OF MADISON
ZONING BOARD OF APPEALS
VARIANCE APPLICATION

\$300 Filing Fee

Ensure all information is typed or legibly printed using blue or black ink.

Address of Subject Property: 2048-2100-2114 WINNEBAGO STREET

Name of Owner: ACCIPITER REAL ESTATE, LLC

Address of Owner (if different than above): 1882 EAST MAIN STREET SUITE 201
MADISON, WI 53704

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Name of Applicant (Owner's Representative): JIM GUECK / GUECK ARCHITECTS

Address of Applicant: 116 N. FEW ST.
MADISON, WI 53703

Daytime Phone: 251-2551 Evening Phone: _____

Email Address: glueckarch@sbcglobal.net

Description of Requested Variance: THIS IS A ZONING LOT WHICH WILL CONTAIN
3 PARCELS. WE WILL NEED A REAR YARD VARIANCE THAT IS
NEEDED DUE TO THE PROPOSED REDEVELOPMENT OF THE SITE. THAT
VARIANCE IS FOR A BUILDING WHICH IS ALREADY BUILT. PLEASE
SEE ATTACHED LETTER.

(See reverse side for more instructions)

FOR OFFICE USE ONLY	
Amount Paid:	<u>\$300</u>
Receipt:	<u>033269-0008</u>
Filing Date:	<u>8-3-2017</u>
Received By:	<u>GJP</u>
Parcel Number:	<u>0710 064 16054, -38, 16103</u>
Zoning District:	<u>TE / TSS</u>
Alder District:	<u>6 - Rumme</u>
Hearing Date:	<u>8-24-2017</u>
Published Date:	<u>8-17-2017</u>
Appeal Number:	<u>LNDVAR-2017-00016</u>
GQ:	
Code Section(s):	<u>28.084 (3)</u>

Standards for Variance

The Zoning Board of Appeals shall not grant a variance unless it finds that the applicant has shown the following standards are met:

1. There are conditions unique to the property of the applicant that do not apply generally to other properties in the district.

THIS IS AN UNUSUALLY SHAPED SET OF LOTS, AND THE 2114 PROPERTY AS IT STANDS HAS A BUILDING THAT COVERS ESSENTIALLY 100% OF THE LOT.

2. The variance is not contrary to the spirit, purpose, and intent of the regulations in the zoning district and is not contrary to the public interest.

BECAUSE THE 2114 BUILDING IS ALREADY THERE, NO FURTHER IMPACT IS IMPARTED TO ADJACENT PROPERTIES.

3. For an area (setbacks, etc) variance, compliance with the strict letter of the ordinance would unreasonably prevent use of the property for a permitted purpose or would render compliance with the ordinance unnecessarily burdensome.

PLEASE SEE ATTACHED LETTER.

4. The alleged difficulty or hardship is created by the terms of the ordinance rather than by a person who has a present interest in the property.

PLEASE SEE ATTACHED LETTER.

5. The proposed variance shall not create substantial detriment to adjacent property.

SEE #2 ABOVE.

6. The proposed variance shall be compatible with the character of the immediate neighborhood.

THE 2114 ^{BUILDING} IS ALREADY THERE.

Application Requirements

Please provide the following Information (Please note any boxes left unchecked below could result in a processing delay or the Board's denial of your application):

<input checked="" type="checkbox"/>	Pre-application meeting with staff: Prior to submittal of this application, the applicant is strongly encouraged to discuss the proposed project and submittal material with Zoning staff. Incomplete applications could result in referral or denial by the Zoning Board of Appeals.
<input checked="" type="checkbox"/>	Site plan , drawn to scale. A registered survey is recommended, but not required. Show the following on the site plan (Maximum size for all drawings is 11" x 17"): <ul style="list-style-type: none"> <input type="checkbox"/> Lot lines <input type="checkbox"/> Existing and proposed structures, with dimensions and setback distances to all property lines <input type="checkbox"/> Approximate location of structures on neighboring properties adjacent to variance <input type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features <input type="checkbox"/> Scale (1" = 20' or 1' = 30' preferred) <input type="checkbox"/> North arrow
<input type="checkbox"/>	Elevations from all relevant directions showing existing and proposed views, with notation showing the existing structure and proposed addition(s). (Maximum size for all drawings is 11" x 17")
<input type="checkbox"/>	Interior floor plan of existing and proposed structure , when relevant to the variance request and required by Zoning Staff (Most additions and expansions will require floor plans). (Maximum size for all drawings is 11" x 17")
<input type="checkbox"/>	Front yard variance requests only. Show the building location (front setback) of adjacent properties on each side of the subject property to determine front setback average.
<input type="checkbox"/>	Lakefront setback variance requests only. Provide a survey prepared by a registered land surveyor showing existing setbacks of buildings on adjacent lots, per MGO 28.138.
<input type="checkbox"/>	Variance requests specifically involving slope, grade, or trees. Approximate location and amount of slope, direction of drainage, location, species and size of trees.
<input checked="" type="checkbox"/>	CHECK HERE. I acknowledge any statements implied as fact require supporting evidence.
<input checked="" type="checkbox"/>	CHECK HERE. I have been given a copy of and have reviewed the standards that the Zoning Board of Appeals will use when reviewing applications for variances.

Owner's Signature: John R. Young **Date:** 8-2-2017

----- (Do not write below this line/For Office Use Only) -----

<u>DECISION</u>		
The Board, in accordance with its findings of fact, hereby determines that the requested variance for _____ (is) (is not) in compliance with all of the standards for a variance. Further findings of fact are stated in the minutes of this public hearing.		
The Zoning Board of Appeals:	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied <input type="checkbox"/> Conditionally Approved
Zoning Board of Appeals Chair:		
Date:		

glueck architects LLC

116 North Few Street
Madison, Wisconsin 53703
(608) 251-2551
(608) 251-2550 fax
glueckarch@sbcglobal.net

Wednesday, August 02, 2017

Matt Tucker
City of Madison Zoning Administrator
Madison Municipal Building Suite LL-100
215 Martin Luther King Jr. Blvd.
P.O Box 2985
Madison, Wisconsin 53701-2985

RE: 2048-2100-2114 Winnebago Street Zoning Variance

Dear Matt:

I am including this letter to better explain our variance.

The following excerpt from our Land Use Application describes our intent:

July 19, 2017

It is the intent of Accipiter Real Estate, LLC (“Accipiter”), as the majority owner and managing member of the three limited liability companies that own the above parcels, to survey, divide, map, and dedicate the land as represented on the enclosed Certified Survey Map, and to redevelop the above sites into a mixed-use residential and commercial development.

Overview

The existing buildings at these sites include the Winnebago Studios artist studio building at 2048, a multitenant commercial structure at 2100, and Ford’s Gym at 2114. The buildings on 2048 and 2100 are to be demolished as a part of this development. The building at 2114 will remain.

The proposed redevelopment is located on a 2.09 acre site (91,037 sq.ft.) located at 2048, 2100 and 2114 Winnebago Street. This project is in Aldermanic District 6, Marsha Rummel, Alder. The redevelopment will include three reconfigured parcels, with new lot lines as shown on the attached survey, to be considered as one zoning lot. Areas of the proposed lots are 2048: 53,387sf, 2100: 22,931sf, and 2114: 14,719sf. Also, we have previously applied for the street vacation of Linden Court, which will become part of 2100, and that square footage is included in the above figures.

Accipiter is working with CohoMadison, Inc., Madison Circus Space, Inc., and Ford’s Gym Inc. to:

- 1) Create a home for the CohoMadison cohousing community in a new, approximately 64,000 square foot building (with approximately a 21,000 sqft footprint) comprised of 45 residential condominium units (a mix

of 1, 2 and 3 bedrooms); substantial common areas, and underground and above ground parking. The building will also include 10 new commercial condominium units, to be used as artist studios. The building will be located on the newly configured 2048 Winnebago Street property. The existing building located on the site will be demolished.

2) Construct a larger circus arts facility for the Madison Circus Space, a membership organization that has outgrown their existing space, in a new, approximately 10,300 square foot building (with approximately a 7,300 sqft footprint), to be located on the newly configured 2100 Winnebago Street property. The existing building located on the site will be demolished. This property (and the project as a whole) will also benefit from the Linden Court street vacation. The street vacation letter was submitted to the City of Madison Engineering Division at the end of April, 2017.

3) Redraw the lot lines for the property known as 2114 Winnebago Street (currently home to Ford's Gym) to create an expanded parcel with space for customer parking and to provide for access to the rear of the existing building. There will be neither demolition nor new construction at 2114 Winnebago Street.

Planning for the proposed development on these sites was started in the fall of 2016. At that time, we had discussed the development with you. Because of our angled rear lot line, and assuming Winnebago Street to be our front, the Circus Space building shown at 2100 Winnebago would not have needed a rear yard variance. With the change in the Zoning Code on March 30, 2017 that affected the definition of rear yard setback (28.211 MGO), that no longer is the case. We are therefore, for this variance, assuming Sutherland Court to be the front, which puts the existing Ford's Gym building out of compliance in its rear yard. Because the building is already there and has been for many years, the requested variance would have no impact on the adjacent neighbors. Also, since our side yard is against the railroad property, our development as a whole is buffered from other neighboring properties and uses.

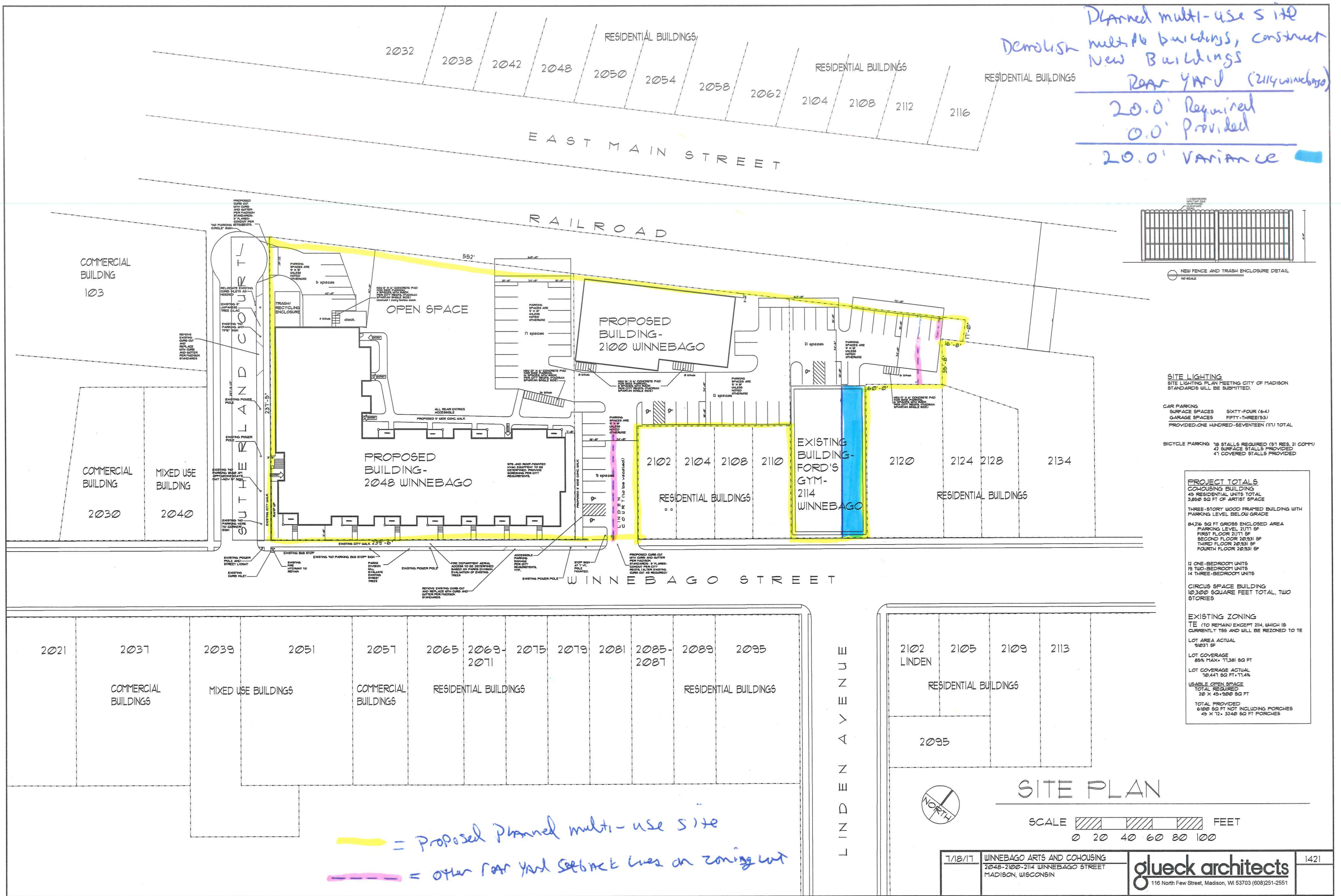
If there are any questions or concerns, please do not hesitate to contact me.

Sincerely,

Jim Glueck
Glueck Architects

Attachments

Planned multi-use site
 Demolish multiple buildings, construct
 New Buildings
 Rear yard (2114 Winnebago)
 20.0' Required
 0.0' Provided
 20.0' VARIANCE



SITE LIGHTING
 SITE LIGHTING PLAN MEETING CITY OF MADISON STANDARDS WILL BE SUBMITTED.

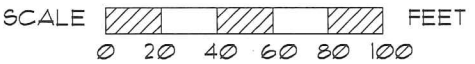
CAR PARKING
 SURFACE SPACES SIXTY-FOUR (64)
 GARAGE SPACES FIFTY-THREE (53)
 PROVIDED ONE HUNDRED-SEVENTEEN (17) TOTAL

BICYCLE PARKING
 18 STALLS REQUIRED (91 RES, 71 COMM)
 42 SURFACE STALLS PROVIDED
 41 COVERED STALLS PROVIDED

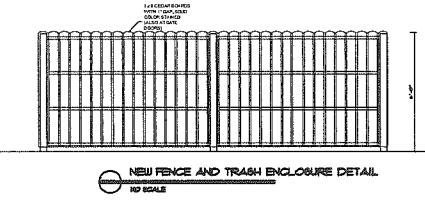
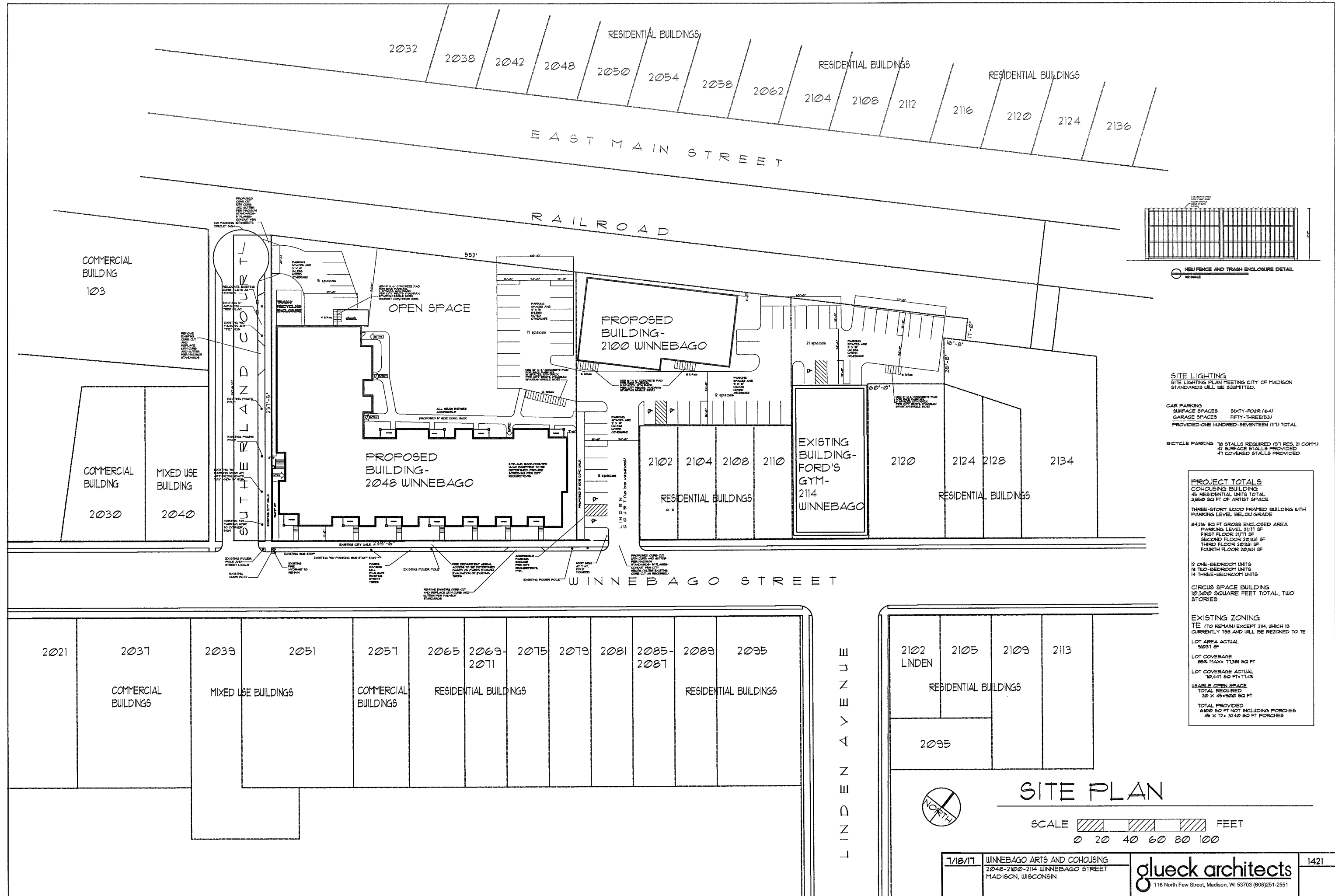
PROJECT TOTALS
 COHOUSING BUILDING
 48 RESIDENTIAL UNITS TOTAL
 3,850 SQ FT OF ARTIST SPACE
 THREE-STORY WOOD FRAMED BUILDING WITH PARKING LEVEL BELOW GRADE
 84,216 SQ FT GROSS ENCLOSED AREA
 PARKING LEVEL 21,771 SF
 FIRST FLOOR 21,771 SF
 SECOND FLOOR 20,931 SF
 THIRD FLOOR 20,931 SF
 FOURTH FLOOR 20,931 SF
 12 ONE-BEDROOM UNITS
 15 TWO-BEDROOM UNITS
 14 THREE-BEDROOM UNITS
 CIRCUS SPACE BUILDING
 10,300 SQUARE FEET TOTAL, TWO STORIES
 EXISTING ZONING
 TE (TO REMAIN) EXCEPT 2114 WHICH IS CURRENTLY T5S AND WILL BE REZONED TO TE
 LOT AREA ACTUAL 91,031 SF
 LOT COVERAGE 85% MAX 11,381 SQ FT
 LOT COVERAGE ACTUAL 10,441 SQ FT 11.4%
 USABLE OPEN SPACE TOTAL REQUIRED 20 X 45 = 900 SQ FT
 TOTAL PROVIDED 6,100 SQ FT NOT INCLUDING PORCHES 45 X 12 = 540 SQ FT PORCHES

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SITE PLAN



Yellow shaded area = Proposed Planned multi-use site
Pink dashed line = Other rear yard setback lines on zoning lot



SITE LIGHTING
SITE LIGHTING PLAN MEETING CITY OF MADISON STANDARDS WILL BE SUBMITTED.

CAR PARKING
SURFACE SPACES SIXTY-FOUR (64)
GARAGE SPACES FIFTY-THREE (53)
PROVIDED ONE HUNDRED-SEVENTEEN (117) TOTAL

BICYCLE PARKING 18 STALLS REQUIRED (51 RES. 21 COMM)
42 SURFACE STALLS PROVIDED
41 COVERED STALLS PROVIDED

PROJECT TOTALS
COHOUSING BUILDING
45 RESIDENTIAL UNITS TOTAL
3,850 SQ FT OF ARTIST SPACE

THREE-STORY WOOD FRAMED BUILDING WITH PARKING LEVEL BELOW GRADE

84,216 SQ FT GROSS ENCLOSED AREA
PARKING LEVEL 2,111 SF
FIRST FLOOR 2,111 SF
SECOND FLOOR 20,931 SF
THIRD FLOOR 20,931 SF
FOURTH FLOOR 20,931 SF

12 ONE-BEDROOM UNITS
19 TWO-BEDROOM UNITS
14 THREE-BEDROOM UNITS

CIRCUS SPACE BUILDING
10,300 SQUARE FEET TOTAL, TWO STORIES

EXISTING ZONING
TE (TO REMAIN) EXCEPT 2114 WHICH IS CURRENTLY T98 AND WILL BE REZONED TO TE

LOT AREA ACTUAL 31031 SF
LOT COVERAGE 85% MAX = 11,381 SQ FT
LOT COVERAGE ACTUAL 10,441 SQ FT = 11.4%
USABLE OPEN SPACE TOTAL REQUIRED 20 x 45 = 900 SQ FT
TOTAL PROVIDED 6100 SQ FT NOT INCLUDING PORCHES 45 x 12 = 3240 SQ FT PORCHES

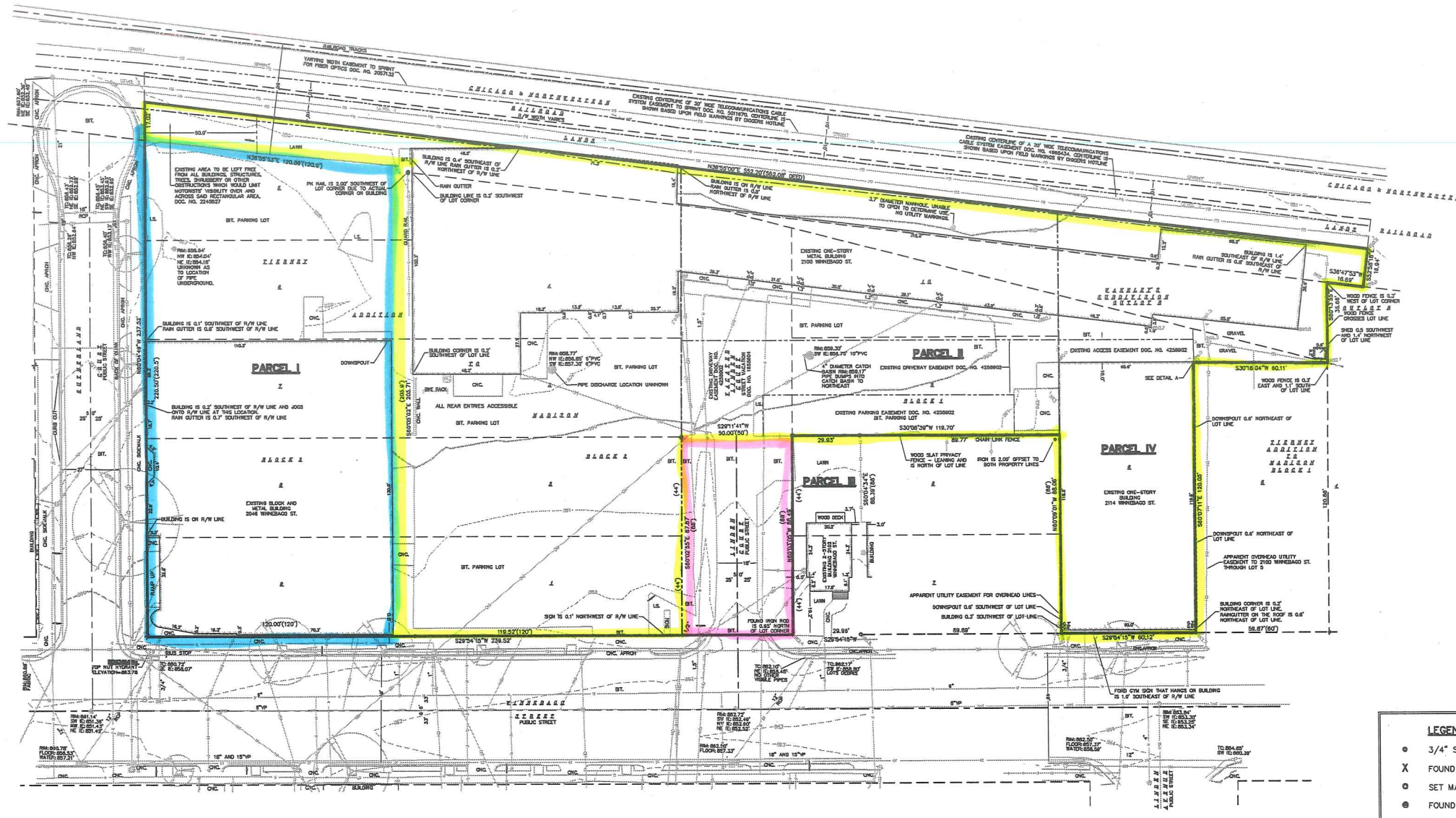
SITE PLAN

SCALE FEET
0 20 40 60 80 100



NOT FOR CONSTRUCTION

ALL OF LOTS 1-9, BLOCK 2, ALL OF LOTS 6, 9 AND 10, BLOCK 1 AND PART OF LOTS 5, 7 AND 8, BLOCK 1, TERNEY ADDITION TO MADISON, AS RECORDED IN VOLUME 1 OF PLATS, ON PAGES 41-42, AS DOCUMENT NUMBER 216620, DANE COUNTY REGISTRY, PART OF OUTLOT B, WAKELEY'S SUBDIVISION, AS RECORDED IN VOLUME 2 OF PLATS, ON PAGE 13, AS DOCUMENT NUMBER 230123, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST AND NORTHWEST QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



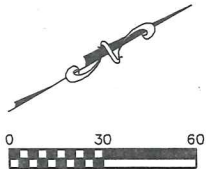
— = Current zoning lot, 2100 and 2014 Winnebago

— = Current zoning lot, 2048 Winnebago

— = R.O.W. to be vacated

LEGEND	
●	3/4" SOLID IRON ROD FOUND UNLESS NOTED
X	FOUND CHISELED "X" IN CONCRETE
○	SET MAG NAIL
●	FOUND MAG NAIL
○	3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
SPOT	SPOT ELEVATION
OH	OVERHEAD UTILITY WIRE
BG	BURIED GAS LINE
WM	WATER MAIN
SS	SANITARY SEWER
ST	STORM SEWER
BT	BURIED TELEPHONE
BE	BURIED ELECTRIC
CA	BURIED CABLE ACCESS TELEVISION LINE
FO	BURIED FIBER OPTIC
WV	WATER VALVE
GV	GAS VALVE
GM	GAS METER
AC	AIR CONDITIONER
TP	TV PEDESTAL
EP	ELECTRIC PEDESTAL
UP	UTILITY POLE
TP	TELEPHONE PEDESTAL
FH	FIRE HYDRANT
WMH	WATER MANHOLE
S	SIGN
GW	GUY WIRE
SSI	STORM SEWER INLET
SSM	STORM SEWER MANHOLE
RCB	ROUND CATCH BASIN
SSM	SANITARY SEWER MANHOLE
()	INDICATES RECORDED AS
LS	LANDSCAPING
CNC	CONCRETE PAVEMENT
BIT	BITUMINOUS PAVEMENT
B	BOLLARD
ECM	EXISTING CONTOUR MAJOR
ECM	EXISTING CONTOUR MINOR
WJ	WINDOW WELL
SSI	2'X5' STORM SEWER INLET

DIGGERS HOTLINE
 Dial 811 or (800) 242-8511
 www.DiggersHotline.com



Burse
 Surveying and Engineering, Inc.
 2801 International Lane, Suite 101
 Madison, WI 53704
 Phone: 608-250-9283
 Fax: 608-250-9286
 e-mail: mburse@bse-inc.net
 www.bursesurveying.com

APPROVALS:	DATE:
PROJECT:	DATE:
DESIGNER:	DATE:
CHECKER:	DATE:
APPROVER:	DATE:

Winnebago Arts and Cohousing
 2048-2100 Winnebago Street
 Madison, Wisconsin
 Accipiter Properties
 1882 E. Main Street
 Madison, WI 53704

PROJECT #:	BSE1966-17
PLAT DATE:	07/18/2017
REVISION DATES:	

ISSUE DATES:	
LUA Application	07/18/2017

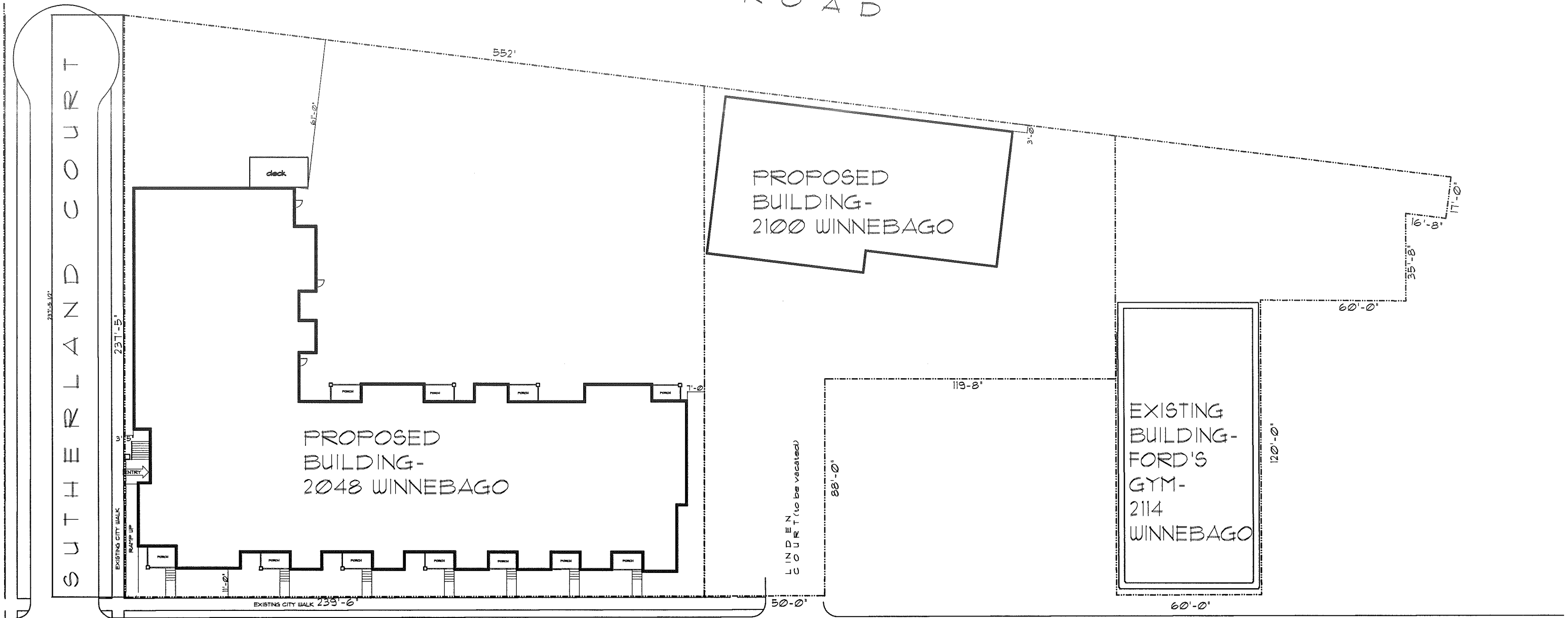
EXISTING CONDITIONS PLAN

Burse
 Surveying and Engineering, Inc.

Distances are measured to the nearest hundredth of a foot. Buildings are measured to the nearest tenth of a foot.

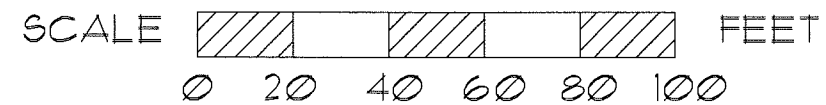
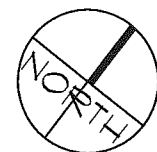
DRAWING NUMBER
C-100

RAILROAD



WINNEBAGO STREET

SITE PLAN



7/18/17	WINNEBAGO ARTS AND COHOUSING 2048-2100-2114 WINNEBAGO STREET MADISON, WISCONSIN	 116 North Few Street, Madison, WI 53703 (608)251-2551	1421
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