

CITY OF MADISON

Proposed Conditional Use

Location: 2040 Winnebago Street

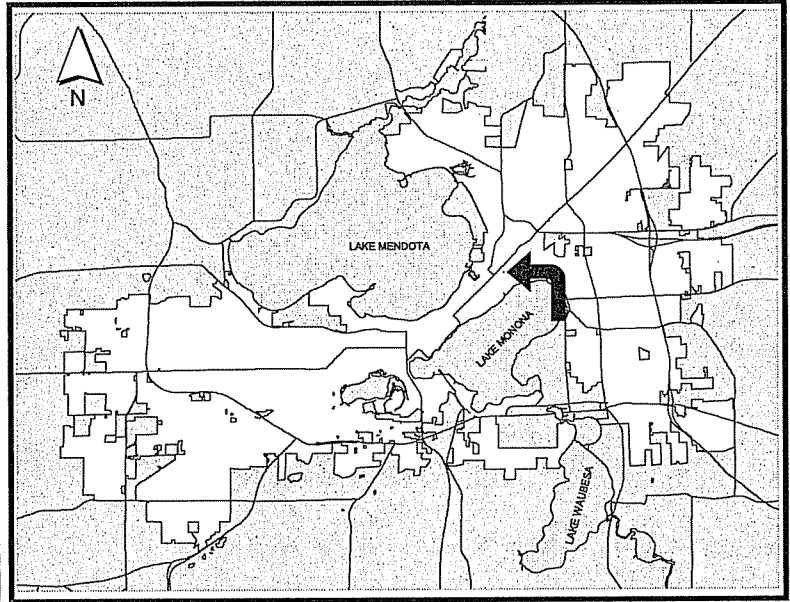
Project Name: Gehrke Apartments

Applicant: Richard Gehrke/Mark Schmidt -
Mark Schmidt Architects

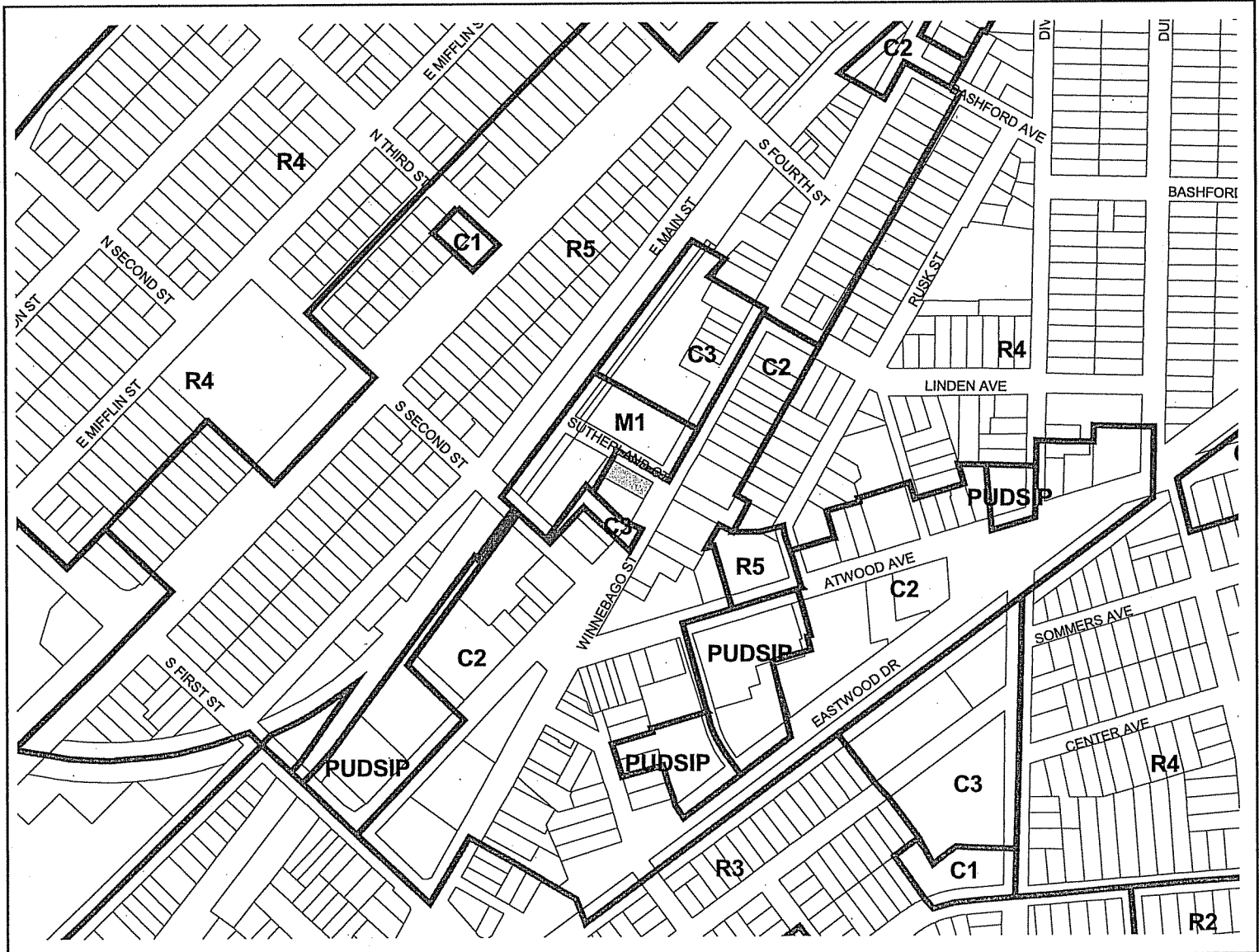
Existing Use: Commercial Space

Proposed Use: Add 2 Apartment Units in
First Floor Commercial Space

Public Hearing Date:
Plan Commission 05 June 2006



For Questions contact: Bill Roberts at: 266-5974 or broberts@cityofmadison.com or City Planning at 266-4635

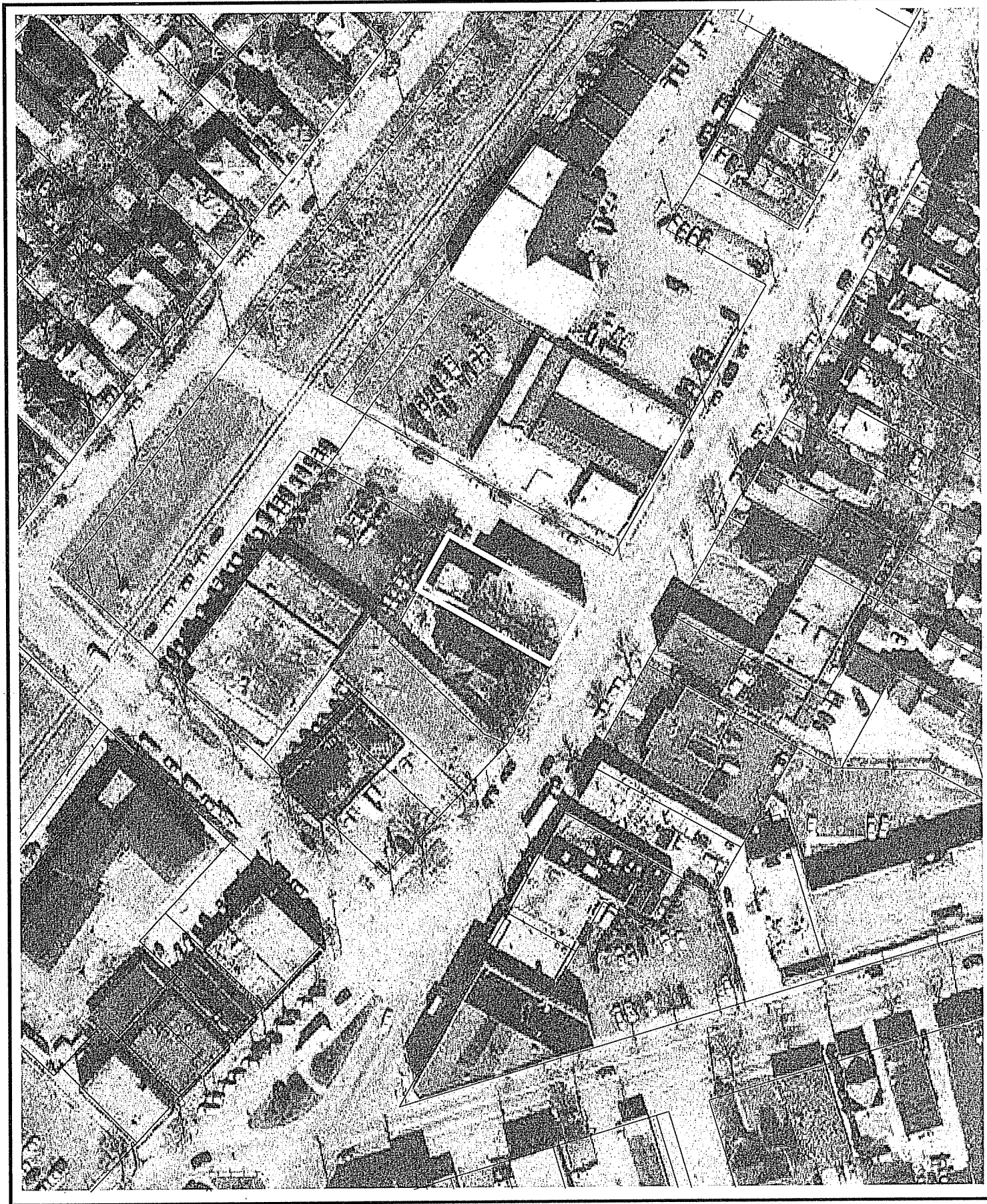


2040 Winnebago Street

100 0 100 Feet



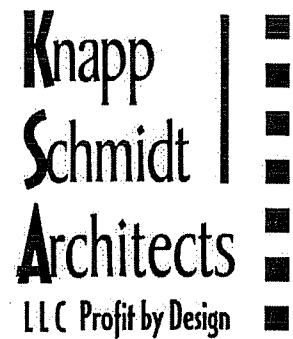
Date of Aerial Photography - April 2000



May 17, 2006

S0502

Property Owner;
Richard Gehrke
2040 Winnebago St
Madison, WI



Re: Proposed Two Residential Apartments to

2040 Winnebago St

Madison, Wisconsin

Letter of Intent

Existing Conditions

The existing building at Winnebago Street has (2) one-bedroom, (1) two-bedroom, and (1) efficiency residential apartments on the second floor and commercial space on the first floor and the basement.

There are four existing parking spaces

The property is located in the C-2 Zoning District.

Description of the Proposed Construction

The owner proposes to convert the rear portions of the existing commercial space into two additional residential apartments. No construction is required to use the rear apartment as residential. The front area of the building is to remain commercial.

The exterior of the buildings are proposed to be altered. The changes include:

- Restriping of parking area to provide an accessible parking space..
- A new patio/ deck surface over the existing sidewalk at the side of the building, to gain a handicap accessible path to the new apartment.
- A new exit door is to be provided from the basement stair direct to the exterior.

Description of the Proposed Business Operations

There currently is no tenant for the front commercial area.

Limitations and Hurdles for the Proposed Project

The required site area to support the additional residential units is within 90% and is allowed to be appealed to the Zoning Board of Appeals.

The existing construction limits the areas available for usable open area as required by the zoning code. The area is met, but dimensions of the available area are narrower than the ten feet minimum width for ground area.

A variance is necessary for the lot area and usable open area dimensions.

Schedule for Development

It is anticipated that the site use approval process with the City of Madison could be completed during June, 2006. Construction could be completed to allow standard August 15, 2006 occupancy.

The architect for the project is ; Mark J. Schmidt
Knapp Schmidt Architects LLC
PO Box 762.
Wautoma, WI 54982
800-236-0140
fax 920-787-1418

The construction contractor will be the owner.

5/17/06

S0502

Owner Richard Gehrke

2040 Winndbago St
Madison, WI

Conditional Use Application to:

Convert the existing rear commercial use spaces into (2) residential apartments

Zoning District C2

28.09(2)d3, Conditional Uses; Buildings in which there are five (5) or more dwelling units and/or lodging rooms or where dwelling units and/or lodging rooms occupy more than 50% of the total building floor area.

Project Statistics

		Total Area	Total Floor Area	Total Bldg Flr Area	Lot Area Req'd	Open Area Req'd	Commer- cial Space	Residen- tial Space
Basement								
Commercial	unit type	2,276					2,276	
Basement		661						
	Total Basement Area		2,937					
First Floor								
Commercial		1,879					1,879	
Apartment #5	3 bdrm	993			1,600	480		993
Apartment #6	1 bdrm	875			1,000	160		875
Stair 1		121						121
	Total First Floor Area		3,868					
Second Floor								
Apartment #1	2 bdrm	839			1,300	320		839
Apartment #2	1 bdrm	735			1,000	160		735
Apartment #3	efficiency	487			700	160		487
Apartment #4	1 bdrm	544			1,000	160		544
Stair		416						
	Total Second Floor Area		3,021					
	Total Building Floor Area			9,826	6,600	1,440	4,155	4,594
90% of Required Lot Area					5,940			
Existing Lot Area					50' x 120'	6,000		
						(90.1%)		
Usable Open Area Existing								
Side Yard						499		
End Yard						283		
Upper Roof Deck						614		
New west deck						135		
						1,531		

((



OWNER:
 RICHARD GEHRKE

2040 WINNEBAGO STREET
 MADISON, WI 53704

DATE:	ISSUED:
PROJECT NO.:	50502
CONDOMINIUM USE	

SITE PLAN
 SHEET NO. 2.1

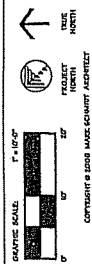
SCOPE OF SITEWORK:

- 1- CONSTRUCT NEW TREATED WOOD PATIO/DECK OVER EXISTING SIDEWALK. DECK DESIGN TO MEET REQUIREMENTS FOR NEW HANDICAP ACCESSIBLE ENTRANCE TO NEW FIRST FLOOR RESIDENTIAL UNIT.
- 2- COMPLETE PREVIOUSLY APPROVED WOOD FENCE AND TRELLIS ALONG PATIO/DECK.

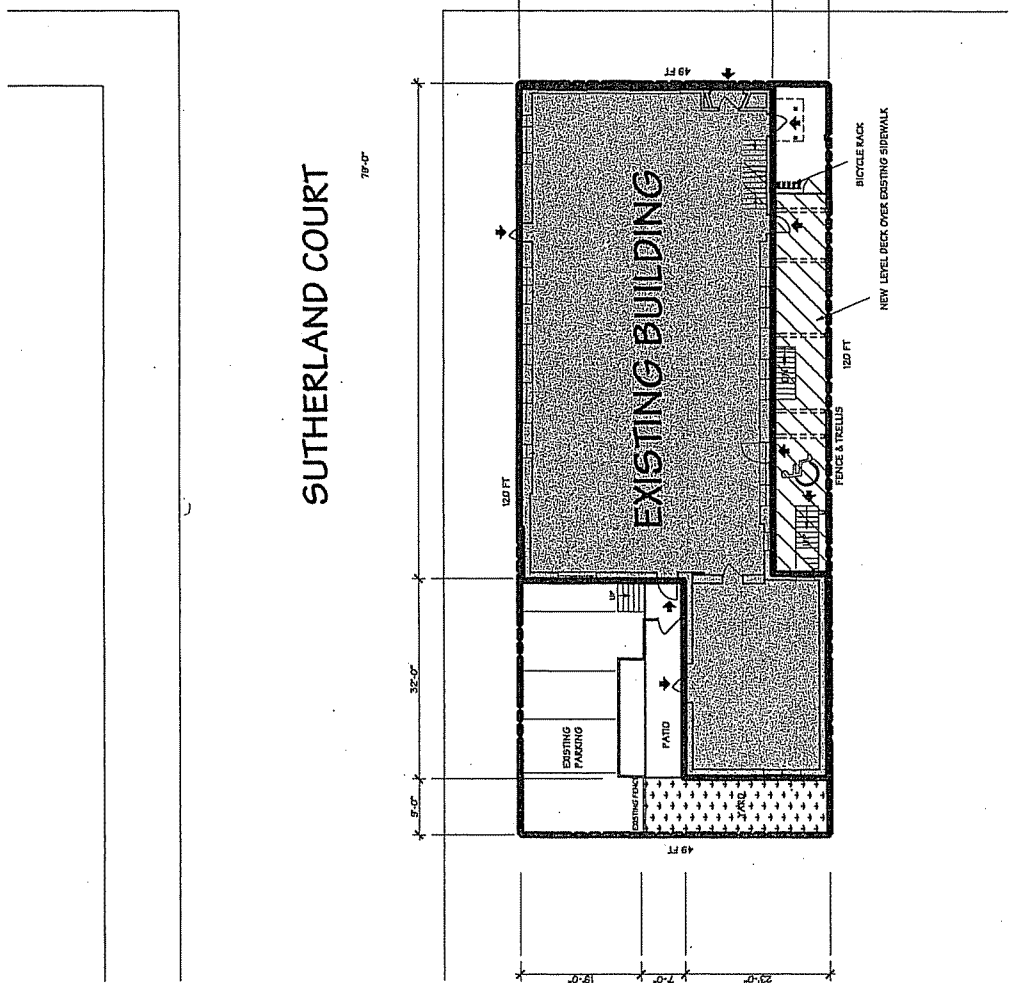
AREA CALCULATIONS:

- 1- C-2 ZONING DISTRICT
- 2- LOT AREA: 5,870 sq ft
- 3- BUILDING AREA: 3,892 sq ft

EXISTING REAR YARD: 501 sq ft
 SIDE PATIO/DECK: 276 sq ft



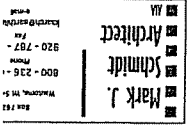
WINNEBAGO STREET

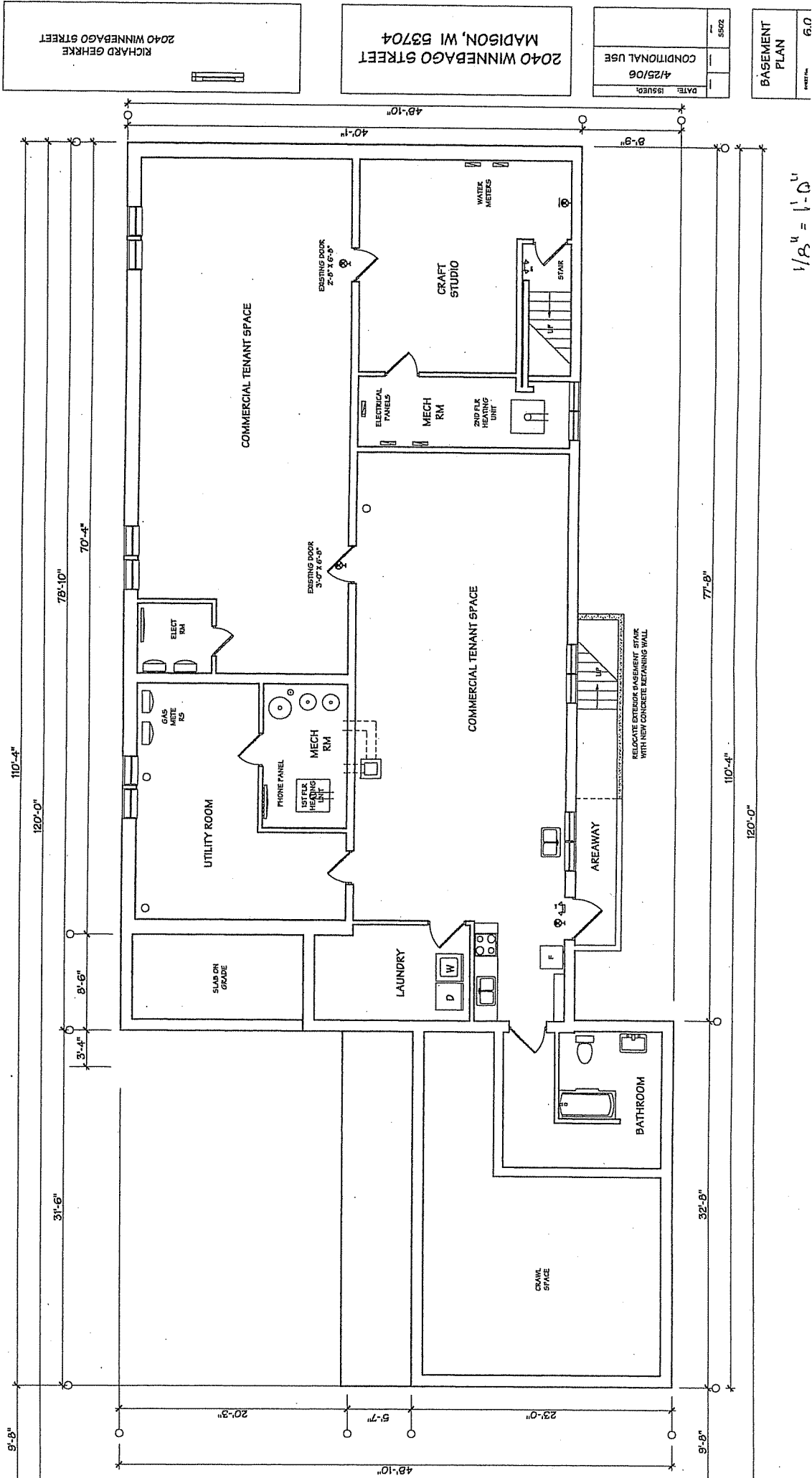


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BASEMENT PLAN NOTES

OCCUPIED AREA: 2,276 sq ft
 FLOOR AREA: 2,937 sq ft


 Mark J. Schmidt
 Architect
 800 - 226 - 1111
 920 - 921 - 7444
 1221 - 12th St
 Madison, WI 53704



1/8" = 1'-0"

DATE	ISSUES
4/25/06	CONDITIONAL USE
	S502

PROJECT NO.	6.0
BASEMENT PLAN	

2040 WINNEBAGO STREET
 RICHARD GEHRKE

2040 WINNEBAGO STREET
 MADISON, WI 53704

RICHARD GEHRKE
2040 WINNEBAGO STREET

2040 WINNEBAGO STREET
MADISON, WI 53704

DATE ISSUED: 4/25/06
CONDITIONAL USE

PROJECT No. 6.1
FIRST FLOOR PLAN

SCOPE OF WORK

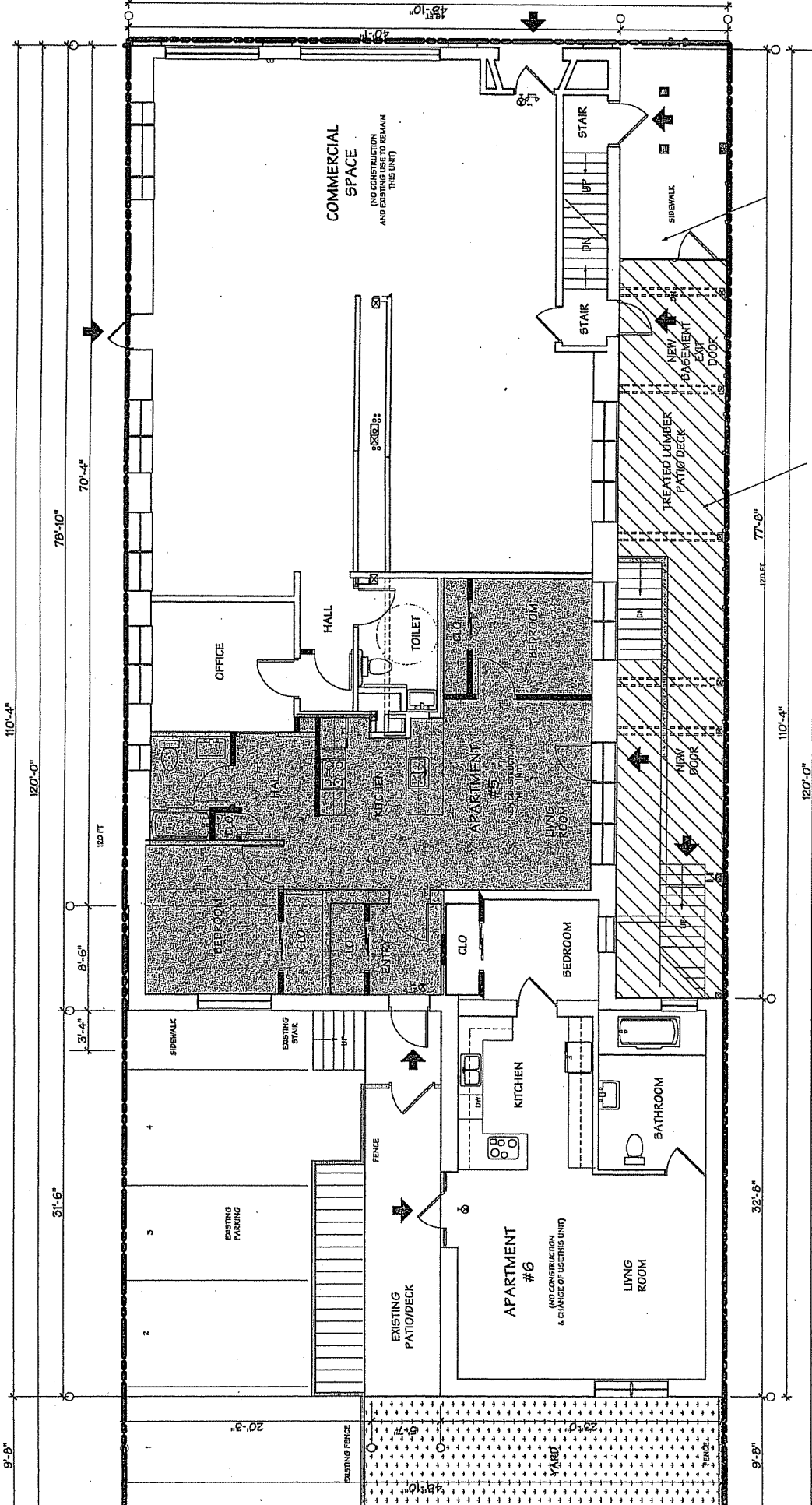
- 1- CONVERT EXISTING GENEK COMMERCIAL SPACE INTO A NEW BEDROOM RESIDENTIAL APARTMENT.
- 2- PROVIDE NEW TREATED WOOD PATIO DECK FROM SECOND FLOOR STAIR ENTRY TO NEW RESIDENTIAL UNIT. DECK DESIGN TO PROVIDE HANDICAP ACCESSIBLE UNIT.
- 2- CHANGE USE OF REAR PORTION OF COMMERCIAL SPACE INTO A RESIDENTIAL APARTMENT.
- 3- PROVIDE NEW EXIT DOOR INTO FRONT BASEMENT EXIT STAIR.

BUILDING AREA CALCULATIONS

- COMMERCIAL SPACE 1,878 sq ft
 NEW RESIDENTIAL APARTMENT #5 993 sq ft
 EXISTING CONVERTED APARTMENT #6 875 sq ft
 FRONT EXIT STAIR 121 sq ft
 TOTAL FIRST FLOOR AREA 3,874 sq ft

USABLE OPEN AREA CALCULATIONS

- EXISTING YARD 283 sq ft
 NEW PATIO DECK OVER EXISTING SIDEWALK 501 sq ft



120'-0"

110'-4"

78'-10"

70'-4"

31'-6"

32'-8"

9'-8"

122 FT

81'-6"

3'-4"

48'-10"

77'-8"

120'-0"

110'-4"

78'-10"

70'-4"

31'-6"

32'-8"

9'-8"

122 FT

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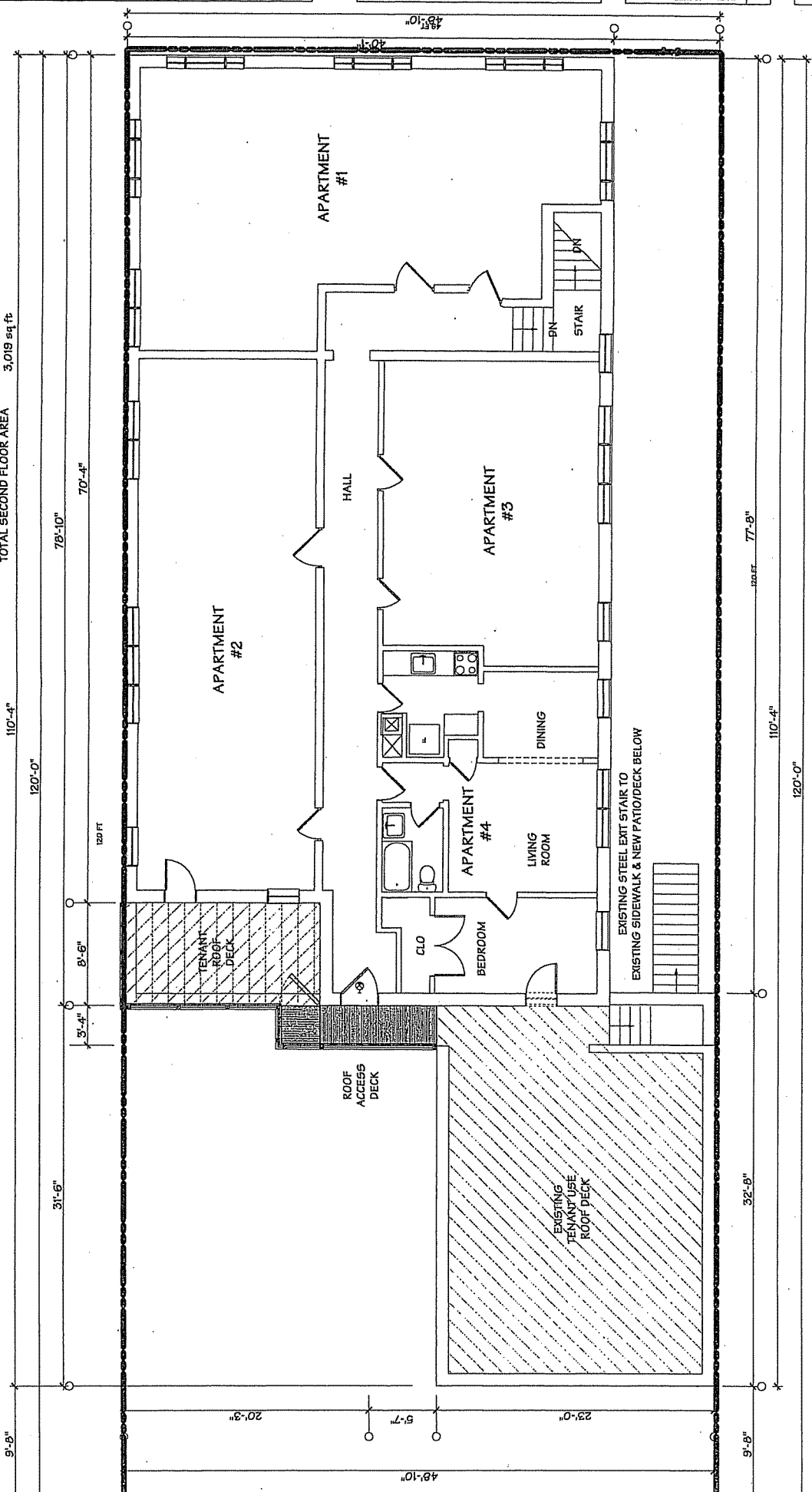
32'-8"

9'-8"

122 FT

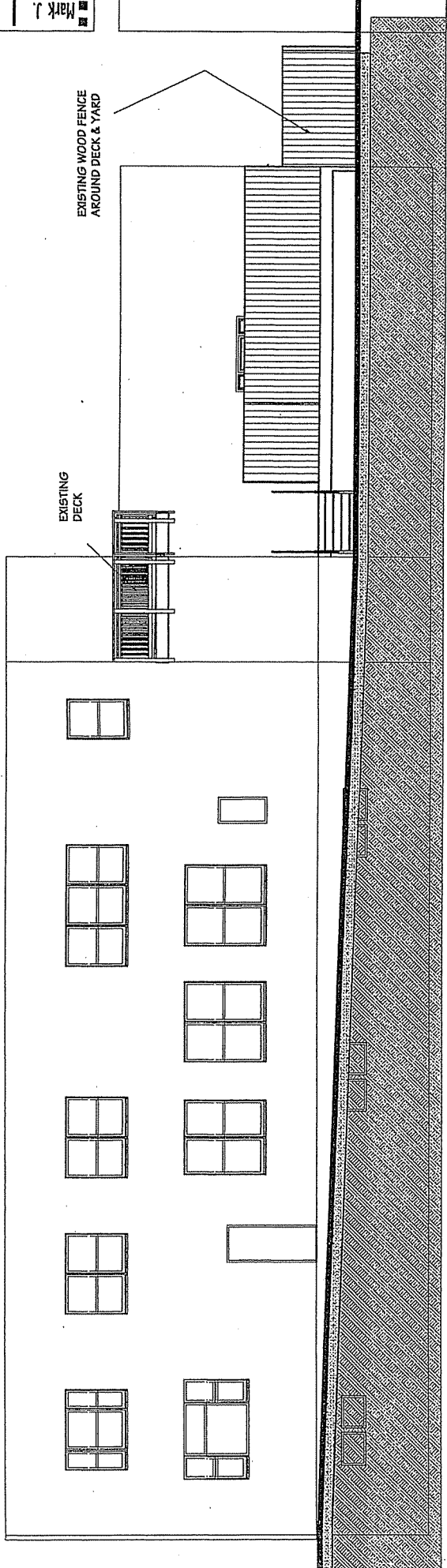
81'-6"

USABLE OPEN AREA CALCULATIONS		BUILDING AREA CALCULATIONS		SCOPE OF WORK:	
LARGE ROOF DECK	614 sq ft	APARTMENT #1	839 sq ft	NO WORK THIS FLOOR	
SMALL ROOF DECK	135 sq ft	APARTMENT #2	735 sq ft		
		APARTMENT #3	487 sq ft		
		APARTMENT #4	544 sq ft		
		EXIT HALL	417 sq ft		
		TOTAL SECOND FLOOR AREA	3,019 sq ft		



Mark J. Schmidt
 Architect
 920 - 272 - 774
 920 - 236 - 111
 WISCONSIN, WI 53704

RICHARD GEHRKE
 2040 WINNEBAGO STREET
 MADISON, WI 53704

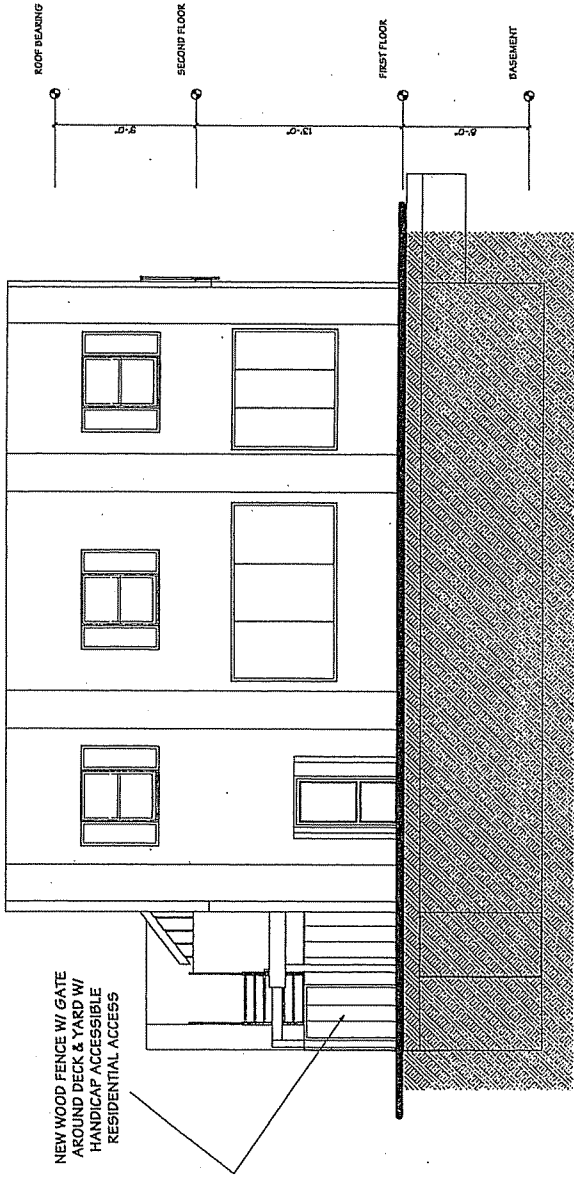


EXISTING WOOD FENCE AROUND DECK & YARD

EXISTING DECK

NORTH ELEVATION

A
B



NEW WOOD FENCE W/ GATE
 AROUND DECK & YARD W/
 HANDICAP ACCESSIBLE
 RESIDENTIAL ACCESS

EAST ELEVATION

B
A

DATE: 4/25/06	ISSUED:
CONDITIONAL USE	
582	

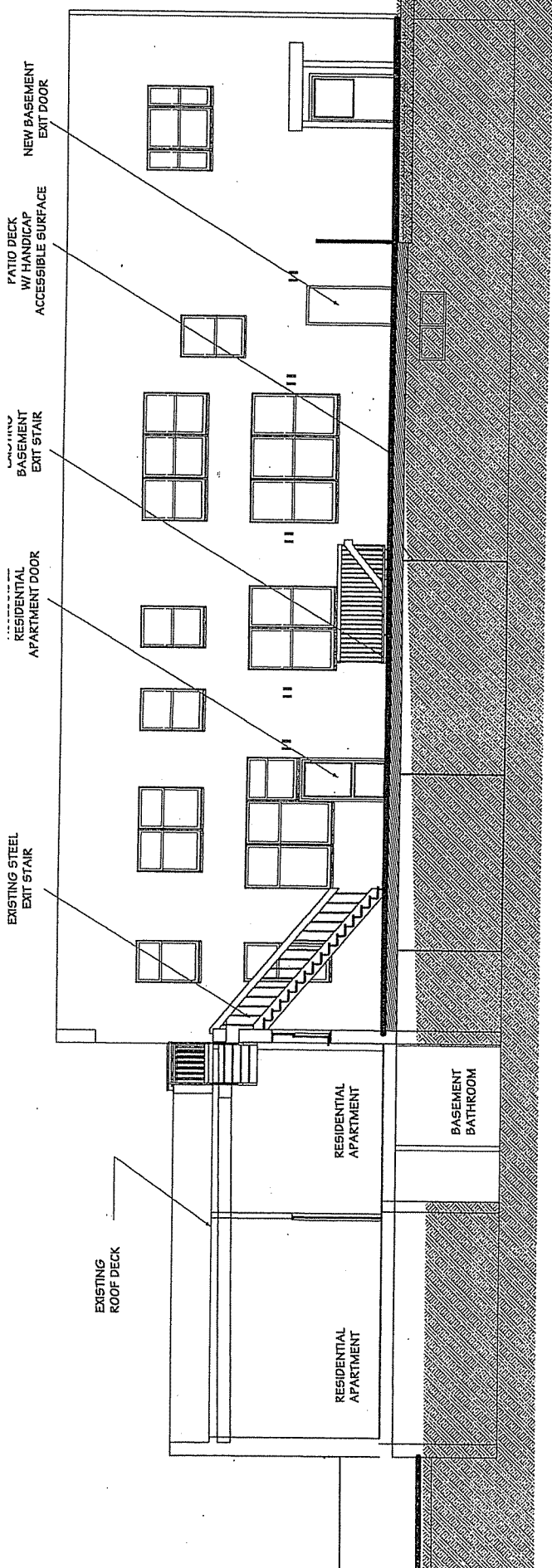
EXTERIOR ELEVATIONS
 SHEET NO. 0.1

1-D" = 8'-0"

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RICHARD GEHRKE
 2040 WINNEBAGO STREET

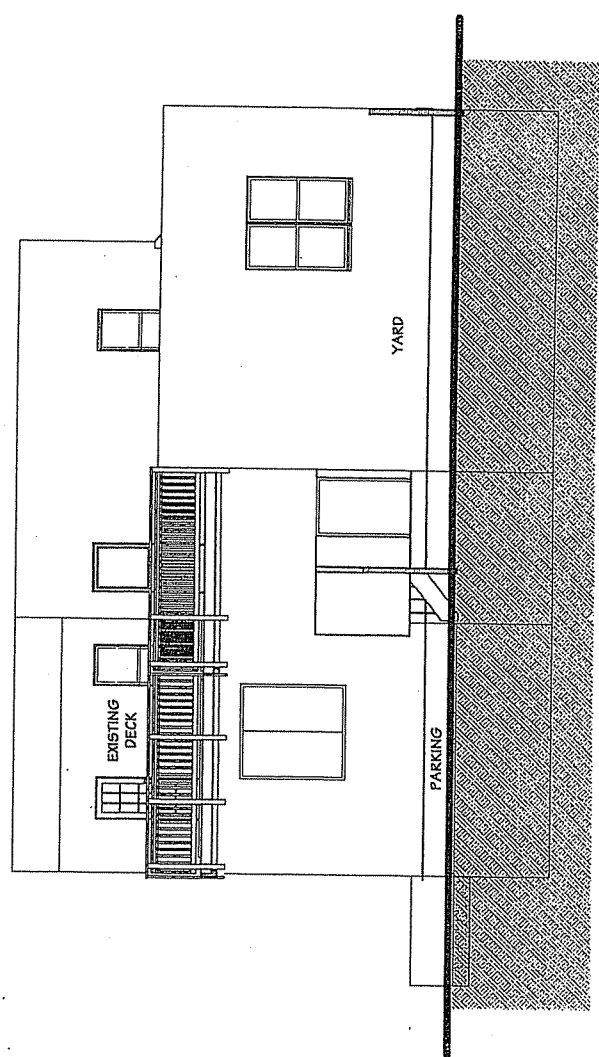
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 MADISON, WI 53704



SOUTH ELEVATION



WEST ELEVATION



1" = 8'-0"

11